OLD GOVERNMENT HOUSE STUDY
FINAL REPORT

FREDERICTON, NEW BRUNSWICK

Prepared For:
Public Works Canada

In Association With:
The Province of New Brunswick
and
The City of Fredericton

September, 1990

In Association With:
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Steering Committee
Old Government House Study
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ATTN: HON. DR. R. KING AND HON. J.W. BIRD, CO-CHAIRMAN

RE: OLD GOVERNMENT HOUSE STUDY, FINAL REPORT

Dear Sirs:

We are pleased to submit ten (10) copies of the Final Report for the Old Government House Study.

The study has been conducted in accordance with the terms of reference and contains sections describing the study process as well as the results of research, site surveys and public consultation. It also outlines the evaluation process and describes the recommended options for the reuse of Old Government House and its ancillary buildings and grounds. Conceptual floor plans and site plans are accompanied by rationale for selection as well as management, funding and implementation measures.

We believe the recommended options fulfill the requirement that the use respect the historical, cultural and archaeological integrity of the building and the site. The suggested uses also reflect the consensus expressed by interest groups and the general public as a result of the excellent response to the public request for comments.

We would like to thank the members of the Steering and Working Committees for their advice and assistance during the project. We wish the Steering Committee success with the implementation stage of the project and we would be pleased to provide any assistance which the Committee might require in the future.

Respectfully Submitted,

W. Frank Flanagan

W. Frank Flanagan, P.Eng., M.C.I.P.
Principal and Project Manager

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EXECUTIVE SUMMARY

OLD GOVERNMENT HOUSE STUDY
EXECUTIVE SUMMARY

1.0 INTRODUCTION

1.1 Description of Project

Old Government House in Fredericton, a national historic site, has been declared surplus by the Federal government. The Province of New Brunswick has expressed interest on several occasions in the disposition and reuse of Old Government House and its related buildings and grounds. The City has also expressed concern about the eventual reuse of the building and grounds.

This report is the result of a proposal call by Public Works Canada and a joint steering committee representing Federal, Provincial and Municipal government departments to undertake a study to provide recommendations on the best use of Old Government House and all related structures and lands. The study was to take into account such factors as history, preservation/conservation, interpretation, socio-economic contribution, operation, management and funding.

The study involved four phases:

Phase I - Research, data collection and public consultation.
Phase II - Evaluation of suggested options for the reuse of the buildings and grounds.
Phase III - Development of Conceptual Plans for the building and grounds.
Phase IV - Suggestions for implementation of the project.

1.2 Description of the Site

The 10.1 hectare site under investigation includes federally and provincially-owned lands lying north of the Woodstock Road between the road and the Saint John River. These lands are bordered on the east by the Victoria Health Centre and on the west by the Sheraton Hotel, presently under construction. The properties include:

- The 1.5 hectare provincially owned site at the eastern end, known as Ste. Annes Point Barracks East, which is vacant except for the Garrison Club.

- The Old Government House grounds, a 5.5 hectare site which contains 7 ancillary buildings in addition to Old Government House. It also includes the burial grounds as well as spacious lawns with trees, shrubs and flowers.

1.3 Historical Data

The site is rich in historical and cultural events which reflect the early history of our province and nation as well as the three founding cultures - Native, Acadian and British.

The earliest documentation refers to the site in the latter part of the 17th century when it was part of the early Acadian Village of Ste. Anne. The village thrived until 1759 when it was destroyed during a raid by Lieutenant Moses Hazen. Part of the village included a chapel and a priest's house which were adjacent to a burial ground in which early Native and Acadian settlers were buried. The location of the cemetery was confirmed through archaeological investigations in 1933 and 1982/1983.

Ste. Anne was chosen (ca. 1788) as the location for the residence of Thomas Carleton, the first governor of New Brunswick. When the original wooden structure burned in 1825, it was replaced with the current three-storey, stone, Palladian style mansion now known as Old Government House. Until 1882 and the completion of the present Legislative Buildings, Old Government House contained some government offices and the Legislative Council Chambers. From a national perspective the most important events occurred in the 1864 to 1866 period when the Province's eighth lieutenant governor, Sir Arthur Hamilton Gordon, played a pivotal role in the province's decision to join Confederation.

The building ceased to be used as the vice-regal residence in 1894, was officially closed in 1897, and abandoned as the lieutenant governor's residence. In the ensuing years, the structure served as an educational institution, a hospital and a recuperation centre until the federal government purchased it in the 1930s as headquarters for "J" Division of the RCMP. In 1962, the Historic Site and Monuments Board of Canada designated Old Government House as a structure of national significance.

Negotiations between the federal and provincial governments have not come to any conclusion about the future of the house and grounds. The Province has been assembling over the last 20 years what it can of the original Old Government House furniture that was sold at a public auction in the late 1890's. The facility is surplus to federal needs and has been vacant since 1988. The house and lands are now at a cross-road and a decision must be made on their disposition.

2.0 PHASE I - DATA COLLECTION, RESEARCH, PUBLIC CONSULTATION

2.1 Research and Data Collection

This phase involved the collection and review of reports, plans, maps and photographs pertaining to Old Government House and the site. A considerable amount of research had already been compiled because of the documentation accumulated by the federal and provincial governments with respect to its being designated a National Historic Site.

In addition to historical, archaeological and cultural background, material was also collected and reviewed pertaining to the physical features such as zoning, flood plain information and navigational charts for the Saint John River. Previous reports prepared by the City, such as the Municipal Plan documents and the Fredericton Riverfront Study, were also consulted.

A survey was conducted of the whole site, the specific buildings on site as well as the present office and residence of the Lieutenant-Governor. All team meetings were held on site and several slides and photographs were taken throughout the project to aid in identification and evaluation of suggested options.

2.2 Public Consultation

To ensure that no interested groups or individuals were missed, public advertisements were also placed in newspapers in Fredericton, Saint John and Moncton to give everyone the opportunity to send in comments, suggestions and concerns with respect to the future development of Old Government House and its grounds. In total, 47 written submissions were received in response to the advertisement. This was an excellent response, especially considering that the study schedule permitted only two weeks for public response. This also indicates the affinity residents hold for Old Government House and the concern they have with respect to its future use.

Despite the wide range of suggestions for reuse of the buildings and grounds, there were a few key concerns or suggestions which were common to many submissions. These included:

(1) The greatest concern and suggestion was for public use or public access to the building and grounds. This was reiterated in many different ways but was the most common theme throughout the submissions.

(2) Even if it was not accompanied by a particular use, there was a common concern for the preservation of the historical and cultural (Native, Acadian, British) significance of the site.

(3) There was a general desire expressed that the future use should be tied into the riverfront and especially the extension of the riverfront walkways.

(4) There was also a strong emphasis on the need for the grounds (both federal and provincial) to reflect a passive park setting which was in keeping with the Old Government House.

(5) There was also a general recognition given to need to protect the area of the burial grounds.

(6) Restoration to a period theme was also mentioned often.

(7) The reuse of the facility as an educational and interpretive centre for the history and culture of the site and the city was a common suggestion.

3.0 PHASE II - EVALUATION OF SUGGESTED OPTIONS

This phase involved the development of criteria with which to evaluate the various suggestions for use of the buildings and grounds. The process involved evaluating all suggestions against two levels of criteria which considered how well each suggestion took into account such factors as architecture, archaeologv, landscape architecture, historical/cultural integrity, site planning and engineering as well as public service/tourism aspects. The suggested uses were then ranked on how well each scored based on the evaluation criteria.

For Old Government House the options achieving the highest ranking were those related to cultural museums or interpretation reflecting the three founding cultures involved in the site, the presence of the lieutenant governor's office and official reception areas as well as the lieutenant governor's residence. Restoration in the form of lieutenant governor's office/residence as well as museum or interpretive space also scored highly. Uses such as the lieutenant governor's residence only as well as general museum space were grouped in the middle part of the rankings, while some of the more specific or limited uses related to culture (i.e. related to Loyalists only, Acadians only or Natives only) as well as office space were further down the list.

Suggested uses for the grounds and other buildings were also scored with the highest rankings going to those such as passive parks of various types with components related to heritage and cultural themes. Many of these uses complemented suggested uses for Old Government House and, in fact, carried the theme outside the building and onto the grounds.

The ranking of suggested options utilizing the evaluation matrix was only a starting point in the evaluation process. The next task of the Study Team was to develop conceptual plans for the reuse of the building and the grounds. This involved a further stage of synthesis and analysis in order to refine the options into a coherent conceptual plan. This difficult task involved pulling together the various sources of information that had been collected up to the end of Phase II of the study. In addition to the technical ranking, this included consideration of the information obtained from the research and data collection phase, the suggestions and concerns obtained through interviews with various interest groups and the potentials and constraints identified as part of the building inventory and site surveys.

The conceptual plan that resulted from these considerations was presented to and discussed with the Steering Committee. Further research and analysis was carried out on a couple of areas of concern and the conceptual plans were modified and refined further.

4.0 PHASE III - CONCEPTUAL PLANS FOR OLD GOVERNMENT HOUSE AND GROUNDS

4.1 Introduction To Recommended Conceptual Plans

Old Government House and its setting represents a physical statement of the cultural heritage of the City, the Province and the Nation. The imposing stone structure was declared a National Historic Site in 1962 and in the evaluation report prepared by the Federal Heritage Buildings Review Office, it is described as a reminder of New Brunswick's colonial history and of political power once held by the lieutenant governor of the colony. From 1828 until 1881, most of the important decisions affecting the Province of New Brunswick were made in this building. Its importance to confederation was also noted in a quote from Professor W. S. MacNutt - "From the beginning of 1865 to the spring of 1866, this residence and its master, Arthur Hamilton Gordon, constituted a principal centre for the aspirations, plans, frustrations, fears, intrigues, that resulted in the Confederation of British North America".(8)

New Brunswick's founding cultures - Native, Acadian and British - have all had a part to play in the history of the grounds and House. The House regularly witnessed state receptions of the Elders of the Malicete Nation, a dignified and open recognition of the coherence of that original society. As he received the original inhabitants, the Governor could see out past them to the graves and town site of the first Acadian settlements. That site and its memories remain within the confines of the grounds today.

At a time in our national and provincial history when divisive forces threaten cordial relations between our cultures, Old Government House and its setting presents a unique opportunity to develop a showcase to display and integrate the rich cultural heritage of our province and nation that is intrinsically embodied in the site. What better opportunity to take advantage of this opportunity than on this beautiful site on the Saint John River,

both of which are rich in the history of our three founding cultures and which is located in the heart of the capital city of Canada's only officially bilingual province.

In addition to the recognition of this cultural heritage, the Study Team's recommendations were also influenced by the strong emphasis contained in the public submissions on the need to provide public use/access to the building and grounds. It was generally felt that the site should be enhanced as a source of pride and pleasure to as wide a cross section of the public as possible. Consequently, this theme of cultural recognition and public access formed the basis for the Study Team's recommendations for the future use of the building and adjacent grounds.

4.2 Recommended Conceptual Plans For Old Government House

The recommended concept for Old Government House respects the historical, architectural and cultural integrity of the site while also reflecting the strong desire to restore the building to its original splendor and to integrate public access into its redevelopment.

The concept reflects the historical context - by recommending the restoration of a portion of the building to its original grandeur and by returning the Office of the Lieutenant Governor which was one of the original functions of the building.

The concept reflects the architectural integrity - by preserving the building's exterior appearance, by restoring the rear verandah overlooking the lawns and gardens and by the functional restoration of the main public rooms including utilization of the original furniture collection as well as period furnishings.

The concept reflects the cultural integrity - by incorporating a Cultural Interpretation Centre to preserve, illustrate and animate the rich history of the Native, Acadian, and British cultures that have all played significant roles in the historical development of the site.

The concept reflects the archaeological integrity - by incorporating an archaeological dig and an on-site interpretation centre to illustrate and expand on the archaeological work that has already taken place on the site.

The concept also reflects the strong desire to integrate public access - by having all the above features open to the general public except those portions which would be required from time to time for official functions hosted by the Lieutenant Governor, the Province, or the City.

The sections which follow will elaborate on the features of the concept outlined above. The concept will be described first in general terms and then in more detail on a floor by floor basis.

Ground Floor

As noted above, the uses suggested for Old Government House respect the historical and cultural integrity of the site and also reflect the strong desire to integrate public access into its redevelopment. Consequently, the conceptual plans incorporate the presence of the Lieutenant Governor once again into the building. This includes provision for the Lieutenant Governor's office and his/her support staff on the ground floor as well as the functional restoration of the large central rooms (morning room, dining room and drawing room) to serve as the official reception area for the Lieutenant Governor as well as for formal municipal and provincial functions. When not in use for official functions, the central morning room would be open to the public and the dining room and drawing room would be open to viewing by the public from the central room. The ground floor could also accommodate the Provincial Protocol Office in the west wing. This highly complementary use is currently housed in the same building as the Lieutenant Governor's office. The ground floor restoration would also include the reconstruction of the verandah which would be accessible through french doors from the main central reception room. It would also have stairs from the verandah down to the restored public gardens to the rear of the building overlooking the river.

The incorporation of these official reception areas for the Lieutenant Governor would provide more appropriate spaces than those now used in the existing Lieutenant Governor's residence. This would allow the present residence to be used for smaller and more personal functions and greatly increase the personal privacy of the Lieutenant Governor and his/her family.

These official reception areas would also fulfil an important need on the part of the Province and the City for appropriate space to host special functions and welcome visiting dignitaries.

Second Floor

The strong cultural background of the building and site is reflected in the Cultural Interpretation Centre recommended for the second floor. This area would be devoted to the interpretation of the history of the three founding cultures - the Natives, Acadians and British - and how they relate to the site, the Saint John River, the city, the province and the nation. This theme of cultural integration is carried outside the building and is reflected in the recommendations for the grounds and ancillary buildings (which includes a site specific interpretation centre near the burial ground).

A portion of the second floor would also provide the opportunity to display some of the original furnishings from Old Government House that were auctioned off in the late 1890's and which the Province has been accumulating and storing over the past 20 years. These furnishings would be supplemented with period furniture and reproductions where appropriate.

Third Floor

The third floor is considered to be support space for staff of the interpretation centre as well as providing workshop and storage space. Office space for the curatorial staff would also be located on this floor. A portion of the third floor would also be set up to provide a research room/library where anyone interested in researching or studying the history of the Natives, Acadians or British and their relationship to the site, city, province and nation may do so in an appropriate setting.

Basement

The basement would house the kitchen and staff cafeteria as well as maintenance, utility and storage space. The Lieutenant Governor would also have a small changing room, kitchenette and private washroom in the basement directly below his/her office.

4.3 The Grounds and Ancillary Buildings

The general approach with respect to the grounds and the ancillary buildings on the site is to provide a relatively open passive park space which would fulfil the following objectives:

(1) complement and support the recommended uses for Old Government House;
(2) recognize and enhance the cultural, provincial and national connections to the site;
(3) appeal to a wide spectrum of the public, both residents and visitors, in terms of educational and tourism benefits; and
(4) serve as an important linkage in the City's overall open space network and, in particular, its relationship to Wilmot Park, the Saint John River and the riverfront pathway system.

The recommended uses and facilities include the following:

(1) Main Entrance

The historic main entrance off of Woodstock Road is proposed to be enhanced with stone gateposts similar to those erected for the Royal tour of 1860. The central lawn area just inside the entrance would feature a reflecting pool with appropriate sculpture, seating and interpretation including flags representative of the three founding cultures.

(2) Access and Parking

In keeping with the objective of limiting vehicular presence on the site, access is limited to the main entrance and the parking lots at the extreme east and west ends. This leaves the whole central portion of the site for pedestrian activities. All parking areas would be suitably landscaped.

(3) Path System and Plantings

The entire site would be served by a network of pathways which would give access to the various areas and elements of interest. Where existing trees exist they will, in most cases, be retained with the pathways located in relation to them. Additional plantings of trees and shrubs, as well as placement of berms, are suggested to enhance the site and provide definition and direction on the essentially level site.

The site pathway system would form a continuation and western terminus of the existing City riverbank pathway to which it would connect near the Small Craft Aquatic Centre. Connection is also made to Wilmot Park across Woodstock Road and through it to Odell Park and beyond. The study site thus forms a vital link and area of interest in the open space network and pedestrian path system of the City.

(3) Picnic/Festival Area

The far western portion of the site (provincially-owned Ste Anne's Point property) is proposed to accommodate informal picnic and family gathering activities as well as more structured or scheduled events from time to time such as festivals, ethnic events, craft fairs, etc. The area would contain picnic tables, picnic shelters and public washrooms.

(4) Amphitheatre

A gently sloping grassed amphitheatre space inclined down from the existing grade to a simple stage on the riverbank (above common flood elevations) is proposed in the central portion of the provincially-owned property. This area would lend itself to a variety of musical and theatrical events compatible with the balance of the site. It would also provide a convenient and pleasant sitting area to view events staged on the river.

(5) Historic Burial Grounds

It is proposed to recognize the entire area by subtle definition of the boundaries and by somewhat unique development of the area in consultation with interested Native and Acadian groups. The known burial area would, however, be fenced and known graves identified with simple crosses. A single large cross in the cemetery and a cenotaph just outside would further increase visual and historic interest. These suggested uses and any further possible uses on the site should only be developed with the knowledge, prior approval, and involvement of the Native and Acadian groups associated with the site.

(6) On-Site Interpretation Centre

An On-Site Interpretation Centre would complement the restoration of Old Government House and the artifacts and displays in the cultural interpretation centre in the main building. Its location, between the site of Native, Acadian and Canadian Military occupations to the west and British Military hospital and RCMP occupations to the east, lends itself to identification of this location of known occupation and events, displays and presentations of those events and their significance in the development of the city, the province and the nation.

(7) Archaeological Dig

Despite the fact that much of the site has been disturbed, the potential for discovery of further buildings, artifacts and possibly burial sites presents a challenge for future archaeological investigations. For this reason, it is proposed that an educationally-oriented archaeological dig be carried out under adequate supervision and control, occupying a relatively small area at any one time but moving from place to place as each dig is completed. The proposed On-site Interpretation Centre would provide information on the process, viewing guidelines, controls and results to date.

(8) The Buttery

This small circular masonry structure built prior to 1838 has been designated a historic building along with Old Government House. It is proposed that a low picket fence be erected around the Buttery to permit easy viewing but to prevent any physical damage.

(9) The Government House Gardens

It is recommended that the space between Government House and the riverbank be restored as it was in the mid 1800's with a lawned terrace overlooking the river with a relatively small formal garden near the building and extending out into the centre of the space.

(10) Sculptures/Signage

As a means of enhancing the cultural and historic attractions of the various parts of the site, it is proposed that over a period of time, works of sculpture (reflecting cultural and historic themes) be placed to form a common thread throughout the site. Interpretative signage should also be incorporated along the path system at strategic points. These would contain brief descriptions (in both official languages as well as Maliseet where appropriate) explaining the significance of the various site elements.

(11). Other Buildings

For the other buildings on site, it is recommended that:

a). the present garage building be renovated as a service building for the site;
b). the condemned gymnasium and former communication building be demolished; and
c). the superstructure of the RCMP residences be sold and relocated off site. The basement and services of the duplex unit would be used for the On-Site Interpretation Centre.

5.0 PHASE IV - IMPLEMENTATION

5.1 Capital and Operating Costs

The capital costs (exclusive of property acquisition) for the Old Government House renovation are estimated to be approximately $6.2 million (1990 dollars) while operation and maintenance costs are estimated to range between $150,000 to $180,000 annually.

The improvements to the grounds and ancillary buildings are estimated to cost approximately $2.1 million with annual operating and maintenance costs of approximately $150,000.

5.2 Phasing of Development

Although project start-up would depend on the success of negotiations regarding ownership, funding and cost sharing, once the project received official authorization, it is estimated that the renovation of Old Government House could be completed within one and one-half to two years if complete funding were available. If it were required to extend funding over a longer period of time the report presents a suggested phasing of development over a four year period. The suggested additions to the grounds and ancillary buildings could begin almost immediately and could be phased over a longer period of time depending on the availability of funding and coordination of grounds improvements with the phasing of components of Old Government House.

5.3 Management Structure and Funding

Given the historic context and current status of the Old Government House site, it is recommended that all three levels of government be involved in the funding and/or management of the site.

After investigation and discussion regarding all the funding sources and management options, it is recommended that there be a negotiated heritage agreement between the federal and provincial governments. In essence, this agreement would result in the buildings and grounds being turned over to the Provincial government which would then become responsible for the operation and maintenance of the site. Because of the undisputed importance of the building as a national historic site and given the recommended reuse with a restored Lieutenant Governor's presence and with the historical, cultural and archaeological interpretation of the building and site, the project would be eligible for cost shared funding with the Canadian Parks Service of Environment Canada as well as several other federal programs. This federal funding would be largely responsible for covering the capital costs associated with the project. The various potential sources of funding are outlined in the report.

It is proposed that the City of Fredericton, through its Public Works Department, would be responsible for maintenance of the grounds. This would include care of all lawns, gardens, path systems, pool, amphitheatre and parking lots. Provision has been made for City equipment to be housed in the services building on-site. The City presently provides similar care and maintenance of the adjacent Wilmot Park and the nearby Odell Park as well as the riverfront green areas and path systems. The Old Government House site would become a logical extension of those existing responsibilities. It is anticipated that the City would have a maintenance contract with the Province for the provision of these services.

In addition to presentation of cost estimates, phasing considerations, suggested management structure and potential funding sources, the report identifies further implementation measures that would be required. These measures include solicitation of support, further meetings and negotiations, preparation of detailed plans, the establishment of an Advisory Committee or Board, provincial designation as a protected site as well as other minor negotiations and applications required. Once the basic decisions on ownership, management structure and funding are confirmed, these implementation measures could occur concurrently with the detailed planning and design for the building and grounds.

6.0 RESIDENTIAL OPTION

6.1 General

Because the original use of the building was as the residence of the Lieutenant Governor, it was decided that an option be prepared indicating how the residence of the Lieutenant Governor could be accommodated in the building. The analysis also included determination of what ramifications such a use would have for other components of the recommended option. The residential option provides an indication of how floor plans could be arranged and what the cost implications would be, if during the course of future negotiations, the government in its wisdom decided to support the use of the building as the residence of the Lieutenant Governor.

6.2 Floor Plans For Residential Component

The residential component to be included in this option includes the residence of the Lieutenant Governor as well as space to accommodate visiting dignitaries. The central space and the west wing on both the second and third floors are required to provide suitable space for the Lieutenant Governor and his or her family while the east wing on both floors is proposed to accommodate the visiting dignitaries.

The second floor is more appropriate for the main living and entertainment functions of the Lieutenant Governor as well as for the visiting dignitaries suite. The visiting dignitaries suite, for example, includes the main bedroom for the visiting dignitary as well as bedrooms for support staff such as a bodyguard or lady-in-waiting, in the case of royal visitors. The third floor would be used to accommodate the family of the Lieutenant Governor or his/her personal visitors while the visiting dignitaries area on the third floor would accommodate support staff such as valets, chauffeurs, dressers, etc.

6.3 Ramifications For The Recommended Conceptual Plans

The inclusion of the residential component on the second and third floors of Old Government House displaces uses such as the Cultural Interpretation Centre and the Old Government House furniture collection. The residential use also has implications for management, funding and implementation of the project.

Although it would not have the same impact as it would if located in Old Government House itself, it is still important that the Cultural Interpretation Centre be included in the project elsewhere on the site. Outside the main building, the best alternative would be to expand the proposed on-site interpretation centre into a large building incorporating the cultural interpretation centre. The new building would require 300 m^2 of floor space to accommodate the components of the cultural interpretation centre. It is anticipated that this space would be located on the south side of the proposed on-site interpretation centre.

The relocation of the Cultural Interpretation Centre to this new building would also require the retention of the present access (to the RCMP residences) from Woodstock Road and the construction of a small parking lot.

The residential use of the second floor also displaces the proposed display of some of the original furnishings from Old Government House which the Province has been accumulating over the past 20 years. Since it is not appropriate to display Old Government House furniture in any other location but Old Government House itself, another location in the building had to be determined. With the Lieutenant Governor's residence and visitors quarters occupying the second and third floors, the only appropriate space remaining for the furniture display would be the main floor space in the east wing designated for the Protocol Office.

This option also necessitates the relocation of the Protocol Office. If the Protocol Office has to be removed from Old Government House, it was felt that a downtown location, similar to the present location on King Street near the Legislature, would be more appropriate than in some other building on the Old Government House site.

In addition to the additional access and parking lot for the Cultural Interpretation Centre, the only other element affected by the residential component would be the need for private yard space in conjunction with the Lieutenant Governor's residence. It is recommended that a private yard space be allocated at the west end of the main building. The yard should be suitably fenced or landscaped with hedges or shrubs in order to screen the yard area from public view.

Ramifications for Project Implementation

The introduction of the Lieutenant Governor's residence also has implications for implementation of the project, particularly for management and funding.

The major change in management would be that the Department of Tourism, Recreation and Heritage would no longer be involved in the Old Government House itself except for the furniture collection if it displaces the Protocol Office. The role of the Department of Tourism, Recreation and Heritage would shift to the new building which is proposed to house the Cultural Interpretation Centre.

In regard to funding, it will likely be more difficult to obtain funding for the main building with the Lieutenant Governor's residence as a component.

Funding agencies and programs are currently more sympathetic to projects with cultural and native themes. Although the Cultural Interpretation Centre is still considered eligible under these programs, it is not expected that the Centre would receive as much sympathy and support in a new building as it would in a building designated as a national historic site.

In terms of public and political support, it would likely be more difficult to achieve support for the residence component. The overwhelming response from the questionnaires and interviews for public access and a mixed use building would favour the Cultural Interpretation Centre over the residential component.

6.4 Cost Estimates For Residential Option

Combining the capital cost for Old Government House as a residence ($6,498,000), the capital costs for the grounds and other buildings ($2,748,000), the relocation of the Cultural Interpretation Centre ($810,000) and the private yard space ($10,000), results in a total capital cost of $10,066,000. This is $1,150,000 higher than the cost of the recommended option which was $8,916,000.

Combining the operation and maintenance costs of the residential option for Old Government House ($160,000 to $190,000) with that for the grounds and other buildings ($155,000) plus that for the Cultural Interpretation Centre ($50,000), results in a total operation and maintenance cost of $365,000 to $395,000. This is $60,000 higher than the cost of the recommended option which was $305,000 to $365,000.

CHAPTER 1.0

INTRODUCTION

1.0 INTRODUCTION

1.1 Description of Project

Old Government House in Fredericton, a national historic site, has been declared surplus by the Federal government. The Province of New Brunswick has expressed interest on several occasions in the disposition and reuse of Old Government House and its related buildings and grounds. The City has also expressed concern about the eventual reuse of the building and grounds.

This report is the result of a proposal call by Public Works Canada and a joint steering committee representing Federal, Provincial and Municipal government departments to undertake a study to provide recommendations on the best use of Old Government House and all related structures and lands. The study was to take into account such factors as history, preservation/conservation, interpretation, socio-economic contribution, operation, management and funding.

The study was conducted according to the following methodology:

(a) conduct an evaluation through public consultation of the concerns and interests of the community;
(b) evaluate the proposals of the various interest groups: the community, the province and federal government in relation to the buildings and property;
(c) analyze these options and propose the most appropriate adaptive reuse of the buildings and property in consideration of private and public proposals;
(d) be sympathetic to the historical, architectural and archaeological integrity of the site and structures;
(e) determine on the basis of site and building engineering and architectural analysis, conceptual plans for the facility including access, parking and interior layout for the recommended option;
(f) estimate overall capital costs, maintenance/energy costs, and project development costs and interior layout for the recommended option;
(g) identify the requirements for operation and management of the facility for the recommended option; and
(h) identify implementation options for the recommended use.

The Steering Committee retained the services of Flander-Good Associates Ltd. (project management, planning, engineering) in association with R.B. Guthrie Architect Ltd., W. J. Watson Ltd. (landscape architect), Washburn and Gillis Associates Ltd. (archaeologist) and Dr. Stuart A. Smith (architectural historian).

The Steering Committee was comprised of the following:

- Hon. J.W. Bird, M.P. York Sunbury, Co-Chairman;
- Hon. Dr. R. King, MLA Fredericton, Co-Chairman;
- G. Westland, Public Works Canada;
- Hon. B. Smith, Minister, Supply and Services;
- Hon. R. Beaulieu, Minister, Tourism, Recreation and Heritage; and
- Mayor B. Woodside, City of Fredericton.

The working committee included M. Sanford (Public Works Canada), S. Tracy (Office of Hon. J.W. Bird), Dr. C. Turnbull and K. Mann (Tourism, Recreation and Heritage), Neil Coy and G. Robinson (Supply and Services), J. Robinson, and R. Danziger (City of Fredericton).

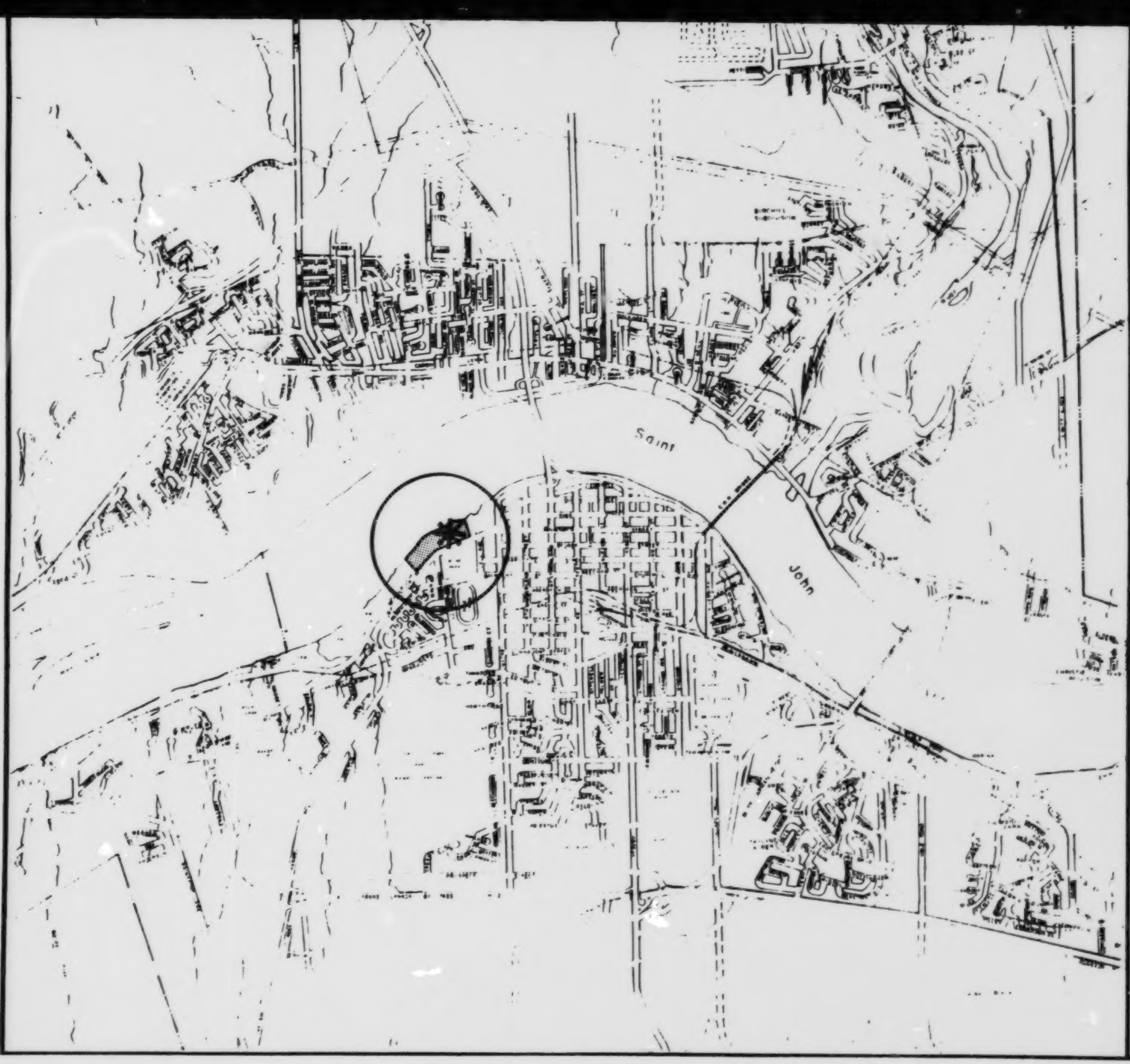
1.2 Description of the Site

The 10.1 hectare site under investigation includes federally and provincially-owned lands lying north of the Woodstock Road between the road and the Saint John River. These lands are bordered on the east by the Victoria Health Centre and on the west by the Sheraton Hotel, presently under construction. The general site location is shown on Figure 1.1 while site ownership is shown on Figure 1.2.

Beginning on the east, the properties include the following.

1.2.1 Provincial Land (Ste Annes Point Barracks East)

A 1.5 hectare parcel owned by the Provincial government (received lands from Federal Government in 1959) lying between the Old Government House property on the west and the Victoria Health Centre on the east. Until the mid to late 1970s the site was occupied by H-huts which served military purposes and later as provincial offices. The present Garrison Club occupies the only remaining portion of those buildings. It is located at the southern end close to the river bank. The Garrison Club owns the building and has a long term lease (expires July 1, 2024) on the land it occupies. The southern half of the property serves as passive open space consisting of trees, lawns and pathways. An access roadway along its eastern side serves the Garrison Club and the Victoria Health Centre parking lot as well as providing the only access to the Small Crafts Aquatic Centre located on the riverbank to the northeast of the Victoria Health Centre. The City's waterfront walkway system presently terminates at the Aquatic Centre. The western portion of the property is occupied by a gravel surface parking lot which has one access on to the Woodstock Road.



LEGEND:

PROJECT TITLE:

OLD GOVERNMENT HOUSE
STUDY

DRAWING TITLE:

FIGURE 1.1
SITE LOCATION MAP

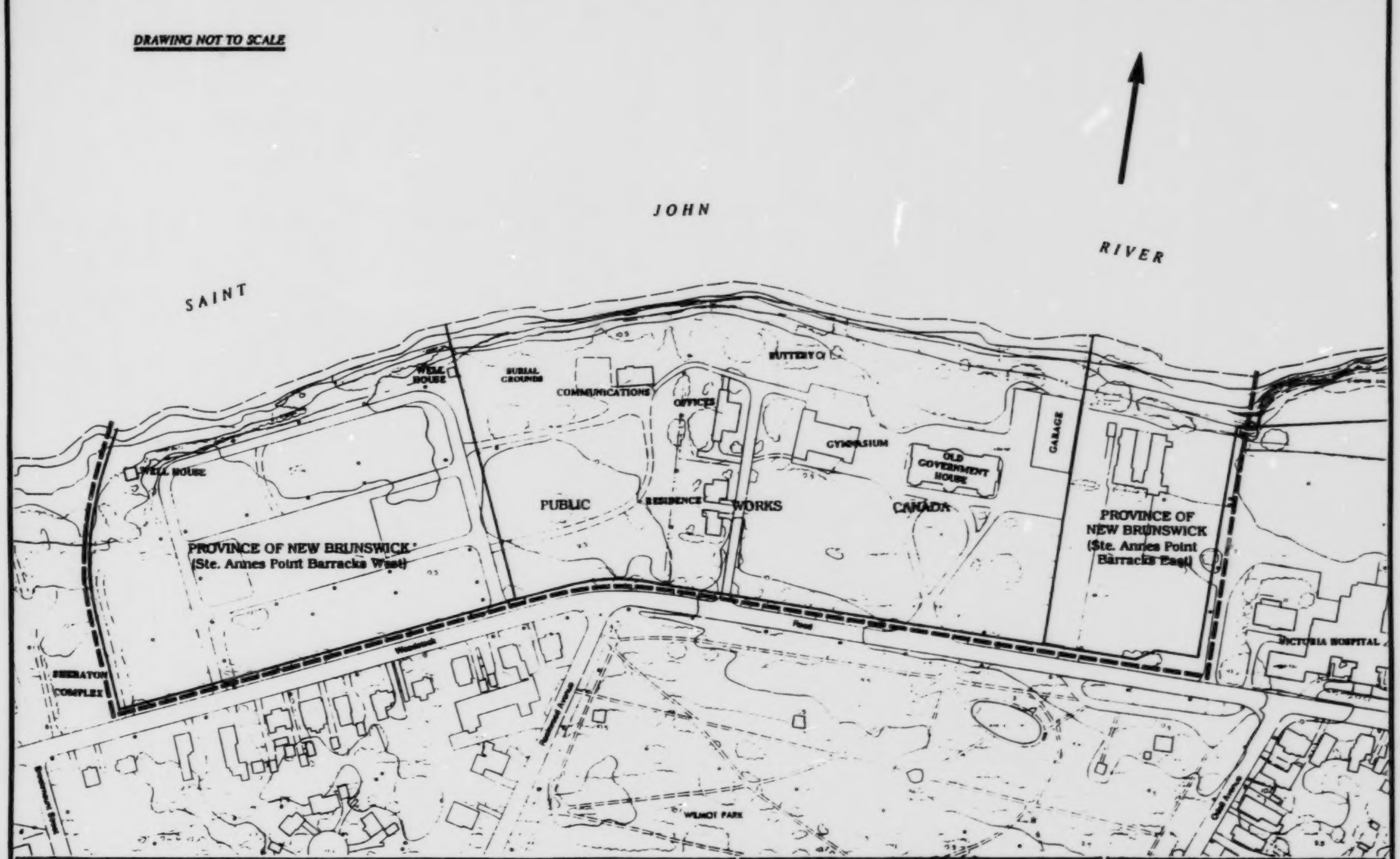
FGA FIANDER-GOOD
ASSOCIATES LTD

PROJECT #:

543-03

DATE:

July, 1990



LEGEND:

— — — — — STUDY AREA BOUNDARY

———— PROPERTY LINE

DRAWING TITLE:

FIGURE 1.2
PROPERTY OWNERSHIP &
SITE ELEMENTS

PROJECT TITLE:

OLD GOVERNMENT HOUSE
STUDY

FGA FIANDER-GOOD ASSOCIATES LTD

PROJECT #: 543-03

DATE: JULY,1990

1.2.2 Old Government House Grounds

Old Government House itself is located on a 5.5 hectare site. The site is largely maintained with spacious lawns, trees and some flower beds. In addition to Old Government House itself, the site is occupied by seven other buildings. A description of these buildings(9) is outlined as follows:

(a) Old Government House (1828)

Old Government House, designed by John Elliott Woolford, is a large three storey rectangular building with a centrally positioned frontispiece surmounted by a pediment. It has a low-pitched hip roof and two lateral wings terminating in semi-circular bays. The design was inspired by Palladian domestic architecture, a style which flourished in England from 1710 to 1750 and which became popular in the colonies from the late 18th century to the 1820s. The building also incorporates some neoclassical features, such as the classical portico and the semicircular bays at either end of the facade. Because of its size and solid construction, Old Government House has turned out to be a very functional building for other purposes: from 1896 to 1900 it served as a temporary school for the deaf; during WWI the 236th battalion was stationed there and later it became a military hospital and rehabilitation centre for returning veterans; from 1932 to 1988 the building served as the headquarters for "J" Division of the RCMP. It was declared a National Historic Site in 1962.

(b) The Buttery (date uncertain)

The round stone building known as the buttery is also designated as a Federal Heritage Building. It is located on the riverbank northeast of Old Government House. It is not certain whether the building was actually used to make or store butter or other perishable supplies. Although its date of construction is also unknown, it appears in Henry Bartlett's print of Government House which was sketched in 1838. There is some speculation that the buttery was built by Thomas Carleton, the first lieutenant-governor of the province as part of the Government Farm.(11) The use of stone also supports speculation that it may have been built at about the same time as Old Government House.

(c) Gymnasium (1918)

The large building lying to the west of Old Government House known as the gymnasium was constructed in 1918 by the Military Hospitals Commission. It served as a vocational and recreational building attached to the Fredericton Military Convalescent Hospital, the name given to the Old Government House by the Commission. The Military Hospitals Commission developed a standard type of building for this purpose. The ground floor was divided into classrooms and workshops and the upper floor consisted of one larger recreational and games room. Several years ago supports were inserted between the ceiling and the floor at the second floor level. The building is considered structurally unsound. It does not meet current life, safety and fire regulations and has been condemned by the Dominion Fire Marshall since 1975.

(d) Garage/Workshop (1959)

The garage workshop located just to the northeast of Old Government House is a structurally sound building with several service bays and with a small pistol range located in the basement. A gas pump and underground tank are still located on site. The pistol range is limited to 22 calibre ammunition and lacks adequate ventilation.

(e) Radio/Communications Building (1942)

This small building is located adjacent to the burial grounds at the western end of the federal lands. It was also used to service vehicles and helicopters which used to land on the adjacent pad.

(f) Residences/Office (1957)

These three buildings are located along the easterly boundary of the cemetery site. Two of the buildings are one and one-half storey residences of brick and clapboard construction built by the RCMP in 1957. They are still occupied by RCMP personnel. The third building is a two-storey duplex of wood frame and brick veneer was also built in 1957 as a residence and later converted to a second administration building.

1.2.3 Historic Burial Grounds

This site comprising approximately 1.7 hectares (4.16 acres) lies at the extreme western end of the federally owned property. Archaeological investigations in 1933 and 1982/1983 confirmed the known area of the cemetery to be at the southern end of the property immediately west of the former telecommunications building near the bank of the Saint John River. As discussed in the historical sketch in the next section, the cemetery was associated with a Roman Catholic chapel and a priest's house prior to 1759. A 1986 report by Fiona Christie-Boyle(3) indicates *"several pieces of evidence support the contention that the site was initially used by inhabitants of the Acadian village and subsequently made use of by the local Indian population. The most important evidence is that the graves contain both Indian and White individuals"*.

As pointed out in the historical sketch in the next section, although the burial site was granted to the Indians in 1779, failure to re-register the lands when New Brunswick became a Province rendered the grant null and the property reverted to the Crown in 1786. The Union of New Brunswick Indians does not recognize the Federal claim to the 4.16 acres and maintains that the land still belongs to the Natives. Several requests have been made by the Union to the Solicitor General's office and the Department of Justice, however, no settlement of the claim has ever been made. Despite the claims over ownership of the property, there is no disagreement on the sacred nature and historic use of the site by our early Native and Acadian ancestors.

1.2.4 Provincial Land (Ste Annes Point Barracks West)

The large 3.1 hectare parcel of land owned by the Province at the western end of the site is currently vacant. Like the provincial land at the eastern end of the site, this western site was also largely covered by military H-huts until the mid to late 1970's when they were all removed. This area known as Ste. Annes Point has been considered for numerous development projets since the 1970's including a craft school, a hotel complex, a high school, the RCMP complex, and a senior citizens home. None of these projects came to fruition and the grounds remain an underutilized site. The City of Fredericton has a well house at either end of the site on the riverbank. The remainder of the site is a combination of lawned area and asphalt parking area. At the extreme western end of the site, a portion has been leased (5-year) to the Sheraton Hotel for public parking.

1.2.5 Physical Site Characteristics

The whole site under investigation has the following physical characteristics.

Location: At the western edge of downtown Fredericton at a longitude of approximately 66 degrees 39' 32" and a latitude of 45 degrees 57' 57". It lies along the southerly bank of the Saint John River opposite the mouth of the Nashwaaksis Stream. The eastern limit of the site is approximately 0.8 km upriver from the downtown Westmorland Street Bridge.

Topography: Except for the riverbank, the site is essentially flat with elevations ranging from 9.5 to 11.5 m. The highest elevations on site are in the vicinity of Old Government House itself. The riverbank along the northerly limits of the site is relatively steep dropping from 10.0 m at the top to approximately 4 m at the water's edge. The flood of record (1973) reached an elevation of approximately 8.5 m.

Soils: Although a detailed soil survey of the whole site has never been conducted, the soil in the site vicinity has been described as Riverbank Sandy Loam. The surface stratum is underlain by material ranging from a sandy loam to sand. At varying depths up to a metre, this is underlain by consolidated boulder clay. This subsurface profile varies across the site. The recent excavation for the new City well at the extreme western end of the site, for instance, indicated the clay layer has been interrupted probably by glaciation and subsequent weathering. The soils should present no problem for site redevelopment.

Vegetation: The site is essentially a grassy area with spacious lawns interrupted by sporadic elm and maple trees. The provincial property on the east has some attractive maples while the provincial property on the west is almost devoid of trees except for the maples along the Woodstock Road right-of-way.

The Old Government House site has a greater mixture of trees with some pines and birches in addition to the elms and maples. The area lying to the rear of Old Government House has an especially attractive grove of birches interspersed with pines and spruce.

A large attractive lilac hedge is located along the rear property lines of the three residence buildings.

The riverbank along the whole site has relatively dense tree and brush cover and, since the construction of the Mactaquac dam, riverbank erosion during spring flooding and accompanying ice flows has been reduced considerably.

Zoning: Except for the riverbank and the Old Government House area, the site is zoned as Park. The City of Fredericton By-Law permits only park and limited recreational use in this zone.

The riverbank is zoned as Open Space which permits marinas, cemeteries, golf course and park uses.

The Old Government House and its immediate area is zoned Institutional. This zone permits assembly, educational, hospital, cultural and religious uses as well as government and non-profit organizational offices.

Adjacent Uses: The site is bordered on the north by the Saint John River and on the south by the Woodstock Road. Wilmot Park, a large active/passive park, borders most of the site from Odell Avenue on the east to Rookwood Avenue on the west. Except for the wading pool opposite the eastern provincial lands, most of Wilmot Park opposite Old Government House is passive in nature with well maintained lawns, flowerbeds, trees and pathways.

The western provincial site lies opposite large single family homes which line the south side of the Woodstock Road from Rookwood Avenue on the east to Brookmount Street on the west.

The Victoria Health Centre (former Victoria Public Hospital) borders the site to the east. It is occupied by health, social and community service types of agencies. A large parking lot lies between the building and the riverbank. The riverbank is the site of sporadic filling by the City which also uses the site as a winter snow dump area.

The western end of the site is bordered by the Sheraton Hotel which is presently under construction and scheduled to open in the fall of 1991. The modern 225 room hotel will include state-of-the-art meeting and banquet facilities. It will also feature an outdoor pool and patio facility as well as a small marina, the exact nature of which remains uncertain. A five-year lease was recently signed with the Province for a public parking lot at the extreme western end of the provincial property between the Woodstock Road and the new City well house. The lease also includes provision for a pathway connecting the Sheraton facilities to the provincial property.

1.3 Historical Sketch

1.3.1 The Site

Old Government House and its setting is a physical statement of our history as a people. The events that shaped our early history as a separate colony and as an emerging nation were acted out in its rooms. The graves of our first peoples lie in its shadows. As the historian, Stewart MacNutt, said of it, *"a great galaxy of memories surround it"*.(8)

The history of Old Government House and its surrounding lands has been well researched and documented. This is reflected in the fact that Old Government House was declared a National Historic Site in 1962. It is not the purpose of this project to document all that supporting historical data but rather to recognize and consider that rich history in the development of recommendations for the reuse of the building and grounds.

In order for the reader to better appreciate the recommendations that are presented later, it would be useful to present a very brief historical sketch of the Old Government House site from its earliest beginnings with our Native and Acadian ancestors back in the 17th century up until its abandonment as the RCMP headquarters in 1988. It is hoped that this will reflect the importance of the site in a municipal, provincial and national context as well as emphasizing its ties with the Native, Acadian and British cultures of the Province.

The earliest documentation refers to the site during the latter part of the 17th century, as part of the early Acadian Village, Pointe St. Anne. Towards the end of the 17th century, Joseph Robineau de Villebon, the governor of Acadia, established his residence at the confluence of the

Nashwaak and Saint John River (Fort Nashwaak).(1) Villebon granted a large parcel of land on the opposite side of the river to Gabriel Godin dit Bellefontaine, who was his captain of militia as well as an official interpreter of the governor to the Indians on the Saint John River.(2) After the Treaty of Utrecht in 1713, the Village of Ste. Anne (today Fredericton) was established on this grant.

This village thrived until 1759 when it was destroyed by Lieutenant Moses Hazen. Although there are conflicting accounts of the number of houses destroyed, most documentation also refers to the destruction of two mass houses, barns, stables, and granaries. It is the reference to the two mass houses (also referred to as possibly the Chapel and priest's house) that ties the Acadian site to the present site. There were several references about this time to four acres of land at Ste. Anne's Point containing the Catholic burial grounds and the chapel or mass house.

After requests by Maliseet Chiefs, Ambroise St-Aubin and Pierre Thomas, the government of Nova Scotia (which ruled over the territory now known as New Brunswick), in 1779 granted to the Indians of Pointe St. Anne, the four acres of land in question. The grant specified it was the site where the cemetery, the church and the priest's houses were located.(3) The four acres and the burial site are easily identified on the site today (archaeological digs in 1933 and 1982/1983 confirmed the existence of the cemetery), however, the chapel and priest's house have not yet been located.

In 1785, with the creation of the Province of New Brunswick, all landowners were given one year to re-register their title deeds. The grant of the four acres of land was not registered and, subsequently, the 1779 grant was rendered null and the property reverted to the Crown.(4)

The rights of the St. John Indians to four acres of land at Ste. Anne's Point are not just mentioned in Indian land grants, but in addition the Sunbury Township grant, are also recognized in a pre-Loyalist grant dated March 7, 1788. This grant issued to Issac Allen et. al. described a "...reserve containing four acres for the Indian burying ground being made on the front of lot number four...". Lot number four containing twenty-six acres "...exclusive of the Indian reserve marked theron..." was granted to Benjamin Atherton (Department of Natural resources, Fredericton, Grant No. 154). Atherton had established a trading-house at Ste. Anne's Point in 1765.(4) Unfortunately, the plan originally attached to the grant has been lost.(5) The position of the reserve is, however, illustrated on a 1785 map by George Sproule. An earlier map (British American Corps Land petition 1784) illustrates the Indian burial ground directly upriver from Atherton's house.(3)

Lot Four, which had been granted to Atherton in 1788, did not remain in his possession for long. It was sold six months later to Lieutenant-Governor Thomas Carleton (5) and in time became incorporated into the grounds of what subsequently became the official government residence until 1892.(3) In the transfer from Atherton to Carleton, the York County Registry again excluded the four acre reserve (YCR Grant Vol. 1, p.256).

There is some confusion in historical documentation as to whether or not the four acres was included in subsequent land transactions that were associated with native lands located in the vicinity of Savage Island.

In 1791, with the introduction of the Constitutional Act, the shape of future Canadian government began to emerge. Each province was given a governor and a legislature consisting of an appointed executive council and an elected assembly.(6) While the Constitutional Act was intended to entrench British authority, it also introduced a form of representational government. After the War of 1812, which put considerable strain on Britain's economy, the provinces were forced to become more self sufficient. This was achieved in New Brunswick by taxing all lumber cut on government lands and placing the revenue generated at the disposal of the lieutenant governor. As this included nine-tenths of the provincial lands, the lieutenant governor immediately acquired considerable financial and political autonomy, and thereby became a source of great influence in the Province.(7)

Government House was built during this period (1826-1828) and was first occupied by Sir Howard Douglas, the third lieutenant governor of the province. The measured, ordered and controlled forms of its classically inspired architecture perfectly expresses the confidences of the British Colonial regime in North America in the early years of the 19th century.(7)

The most important events in the national context probably took place from 1864 to 1866. During this period, Sir Arthur Hamilton Gordon, New Brunswick's eighth lieutenant governor played a pivotal role in the province's decision to join confederation. To quote Professor W. S. MacNutt, *"From the beginning of 1865 to the Spring of 1866, this residence and its master, Arthur Hamilton Gordon, constituted a principal centre for the aspirations, plans, frustrations, fears, intrigues, that resulted in the Confederation of British North America".(8)*

Such were the beginnings of Old Government House. The present building is on the site of Governor Carleton's first residence, destroyed by fire in 1823. Over the next few years, New Brunswick, with a population of 150,000, built the present structure which was admired by all who lived in it and all who visited it. It was, then and now, evidence of the taste and maturity of the society that built it entirely out of local revenues.

As pointed out by Professor MacNutt, the struggle for self-government and the ultimate creation of the Canadian nation were acted out in these rooms. It is an unquestionable reality that New Brunswick would never have consented to Confederation if Arthur Hamilton Gordon were not resident here. The leaders of Canada were entertained and assured here on their way home from Charlottetown; the government of Albert Smith brought down, and the pro-confederation forces were confirmed by meetings, quarrels and confrontations in these now empty rooms.

The public rooms are also rich, and poignantly so, in social history. The public rooms annually witnessed a state reception of the Elders of the Malicete Nation, a dignified and open recognition of the coherence of that original society. As he received the original inhabitants, the Governor could see out past them to the graves and townsite of the first Acadian settlements. That site and its memories remain within the confines of the grounds today.

As might be expected, the presence of the Queen's representative in Fredericton heightened the political and cultural climate of the City. In addition to Indian receptions, Old Government House was the scene of the lavish balls, Christmas parties, and state dinners and, to a great extent, it set the agenda for the social life of the City for more than 50 years.

The City of Fredericton benefitted in other ways from being the home of the lieutenant governor. Sir Howard Douglas introduced new projects previously considered to be beyond the means of the colony. Among his many initiatives was the establishment of Kings College in Fredericton in 1828. He also provided funding for schools, agricultural and immigration societies.

This example of benevolent government was continued by subsequent lieutenant governors. One other notable example was during the second term of Sir S.L. Tilley from 1885 to 1893 when his wife, Lady Tilley (a Fredericton native) secured the funds to build the Victoria Hospital in Fredericton which opened in 1888.(7) That building, located adjacent to Old Government House, continues to serve the community as a health centre.

Fifteen successive lieutenant governors of New Brunswick lived in the residence until 1892, when financial difficulties forced the provincial government to close the house. It remained vacant for four years and in August 1897, the furniture was sold off at public auction. From September 1896 to March 1900, the house was used as a school for the deaf. It stood empty for another 14 years until 1914, when permission was granted to the Department of the Militia for use of the building by the 236th Battalion then being mobilized for overseas duty. In 1917, the property was made available to the Military Hospitals Commission, and in the early months of 1918 control and administration was handed over to the Department of Militia and Defence. On October 30, 1919, the Department of Soldiers Civil Re-Establishment took command of the building and on December 9, 1919, the Government of New Brunswick sold its interest to the Government of Canada for $50,000. In 1932, when the Royal Canadian Mounted Police took over the duties of the disbanded provincial force, Old Government House became the headquarters for "J" Division (New Brunswick). The RCMP took possession in 1934 and remained the occupants of the building until it was vacated in 1988. Old Government House was declared a National Historic Site in 1962.(9)

A provincial document prepared in 1989 indicates that disposition of the House and the grounds have been a major concern.

"Negotiation between the federal and provincial governments have been sporadic since they were initiated by Andre Richard, then Minister of Public Works for Canada in the 1960's. Negotiations since that time have not come to any conclusion about the future of the house and grounds. The facility is surplus to federal needs and has been vacant since 1988. The house and lands are now at a cross-road.

The Province has been assembling over the last 20 years what it can of the original Old Government House furniture that was sold at a public auction in the late 1890's. Amongst the pieces collected are several paintings (by artists such as Russell, Miles and Taylor) and labelled pieces of furniture (by cabinet makers such as Nisbet and Lawrence). Many of the documentary records and old photographs pertaining to the Old Government House have been assembled as well."(12)

1.3.2 Old Government House

The following historical description is taken from a 1984 report by the Federal Heritage Buildings Review Office (Building Report 84-56) entitled "RCMP "J" Division Headquarters and Gymnasium, Woodstock Road, Fredericton, N.B.".

"Old Government House is a three storey rectangular building with a centrally positioned frontispiece surmounted by a pediment. It has a low pitched hip roof and two lateral wings terminating in semi-circular bays. The building measures 30 m long by 12 m wide and approximately 24 m high. The design was inspired by Palladian domestic architecture, a style which flourished in England from 1710 to 1750 and which was based upon rules established by the Italian Renaissance architect, Palladio. The style became popular in the colonies from the late 18th century to the 1820s. The building also incorporates some Neoclassical features, principally the classical portico and the semi-circular bays at either end of the facade. Like the Palladian style, Neoclassicism also emanated from Europe but drew its inspiration from antiquity. The combination of these two architectural styles in one building was common to many Canadian structures dating from the 1820s. The building is constructed from locally quarried sandstone. A rough-hewn rustication is used for the basement level and the remaining facade is built with cut stone. Quoins accentuate the corners and string courses demarcate the position of the principal floor. The building possesses very little architectural embellishment and relies upon classically inspired proportions to achieve an ordered balance of plan and evaluation.

True to the tenets of Palladianism, the elements of the composition are concentrated on the central block. The main doorway is decorated with a semi-circular transom light and protected by a small round portico. It is vertically aligned with a blind niche above and an oculus in the *pediment. These vertically arranged circular motifs are visually tied to the semi-circular bays which anchor the facade at either end. Across the building, rows of symmetrically spaced windows add a measured horizontal rhythm to the facade.*

The house had undergone certain structural changes over the years. However, an early illustration reveals that, with the exception of the niche above the main entrance, the house was constructed according to the plans drawn up by Woolford. The window sizes conformed to the hierarchical organization recommended by the Palladians and decreased as they rose up the facade. Those at the top floor were small and square. The side wings were two stories high and terminated in a small roof terrace enclosed by a decorative railing. On the two ends of the main building at the level of the terraces, there used to be a window with Early Gothic label moulding. Decorative railings also ran around the semi-circular bays at the first floor level.

In 1837, the slate roof was replaced by a tin roof and the roofs of the side wings altered to continue in a straight line with the roof of the main building. The changes were necessary because the slate roof leaked in winter. When William Bartlett visited Fredericton in 1839 and made a drawing of the house, the changes to the roof line appear to have been completed. The facade underwent no further alterations until the early 20th century, at which time the third storey windows were enlarged and converted to dormers. A plan of the roof structure made in August 1917 shows that the windows had not been enlarged before that date. However, in January 1918, Sir James Loughead, president of the Military Hospitals Commission, wrote that "the work of re-construction and addition in connection with Old Government House, Fredericton was nearing completion" and would be able to accommodate 450 patients. This statement suggests that the addition of dormer windows were part of these 1917-18 alterations.

While the formal entrance to Old Government House was on the south facade facing the Woodstock Road, by the 1860s the north facade on the river was used more frequently and was much appreciated by its residents. On this side of the house the centre bay is curved and a covered balcony ran the full width of the house at the main floor level. Doors from the conservatories to either end of the building opened directly onto the balcony and a central flight of steps led down to the garden. The balcony was supported by double columns and its appearance closely resembled the balcony on the old Officers Quarters in Fredericton. Evidence suggests that at a later date, possibly in the 1840's, french doors replaced the centre window on the principal floor, thereby giving direct access from the house to the balcony and the garden. The balcony was still in place in 1906 and according to the plans drawn up by the Military Hospitals Commission in April 1917, it was also in place in that year. It seems likely, therefore, that the balcony was removed at the same time the dormer windows were constructed, which in turn supports the contention that a major overhaul of the building was undertaken when it became a military hospital and rehabilitation centre in 1918."

Fifty-three years of occupation of Old Government House by the R.C.M.P. "J" Division have added several renovation projects to the original building in its adaptation to office space. Fortunately, most of this work has not affected the original fabric of the building. The range of renovation work has included: addition of interior partitions; addition of door openings; addition of washroom and lounge facilities; addition of fire exit and control doors; addition of fluorescent lighting fixtures with surface electrical conduit; addition of a sprinkler system; replacement of heating radiators with hot water fin-tube units; and reconstruction of the basement cafeteria and kitchen.

The only exterior renovation project was the addition of stairs and canopy above the east entrance. This work was done in conjunction with a new transformer room and service entrance placed below this area in the basement. The addition has been nicely integrated with the old stonework, however, it does change the original symmetry associated with the Palladian design.

As it stands today, the building remains remarkably complete and coherent despite the many changes of use. The principal public rooms retain their character and most of their decorative detail. The structural changes which mostly relate to the 1918 use as part of a military hospital complex are not major. Old Government House survives as a structure of architectural importance to Canada and is a unique cultural artifact in New Brunswick.

CHAPTER 2.0

PHASE I - DATA COLLECTION, RESEARCH, PUBLIC CONSULTATION

2.0 PHASE I - DATA COLLECTION, RESEARCH, PUBLIC CONSULTATION

2.1 Research and Data Collection

The research and data collection phase involved collection and review of previous reports, plans or maps pertaining to Old Government House and the site. This enabled the Study Team to become more familiar with the history of the site, its buildings and grounds as well as to avoid duplication of previous work on the site.

A considerable amount of research data had already been compiled on Old Government House, mainly by the Provincial and Federal Governments. Some of these more recent documents included:

- Indian Burial Grounds at Ste. Annes Point; Union of New Brunswick Indians, 1980.
- History of the RCMP "J" Division Headquarters Building; Federal Heritage Buildings Review Office, Building Report 84-56, 1984.
- Archaeological Reconnaissance of Ste. Anne's Point, Fredericton, York County, New Brunswick; Fiona Christie-Boyle, 1986.
- Report on Old Government House; T.G. Dilworth, 1988.
- Archaeology Report; Inter-Office Memo by Pat Allen, Department of Tourism, Recreation and Heritage, 1989.
- Old Government House, New Brunswick, A Unique Opportunity; New Brunswick Department of Tourism, Recreation and Heritage, 1989.
- La Pointe Ste.-Anne Brief; submitted by La Société d'histoire de la rivière St. Jean, 1990.

The report by Dilworth provides the most complete list of documents. It includes assessments of architectural style, financial statements, letters, photographs, drawings, legislature notes, newspaper clippings, journal entries, etc.

Other information was also obtained from files of the provincial and federal governments relating to furniture acquisitions, supporting documentation for having the site declared a national historic site as well as *"protected"* provincial site status, fire marshall's reports, and building condition reports.

Many of these reports cross reference previous books and reports on the history of Fredericton, of New Brunswick and of Canada. These reports are referenced in various sections of this report where appropriate and those cited are listed in the references at the end of this document.

In addition to historical, archaeological and cultural background, material was also collected and reviewed pertaining to the physical features such as zoning, flood plain information and navigational charts for the Saint John River. Previous reports prepared by the City, such as the Municipal Plan documents and the Fredericton Riverfront Study, were also consulted.

Specific information on the Old Government House itself was also obtained from building drawings and floor plans obtained from Public Works Canada, the Public Archives of Canada and the New Brunswick Archives.

A survey was conducted of the whole site, the specific buildings on site as well as the present office and residence of the Lieutenant-Governor. All team meetings were held on site and several slides and photographs were taken throughout the project to aid in identification and evaluation of suggested options.

This information was utilized specifically in several sections of this report which are appropriately referenced. The material also gave the Study Team a context and framework within which proposed development options could be evaluated.

2.2 Public Consultation/Interviews

An important part of the data collection and research phase was the solicitation of information and suggestions from public agencies and interest groups as well as the general public.

2.2.1 Meetings, Interviews with Interest Groups

During the past, there has been considerable interest expressed by public and private agencies regarding the potential use of Old Government House. In order to take advantage of the thought and ideas already given to the project by these groups, as well as to provide the opportunity to provide new suggestions or concerns, input from the following groups was obtained through meetings or interviews.

City of Fredericton

Representatives of Planning and Development, Public Works, Tourism and Promotion, Recreation and Administration Departments, Preservation Review Board and Riverfront Development Committee.

Province of New Brunswick

Representatives of the Departments of Tourism, Recreation and Heritage (Archaeological Services, Heritage Branch, Kings Landing Corporation), Supply and Services (Buildings Branch), Environment, and the Lieutenant Governors office.

Federal Government

Officials of Public Works Canada, Federal Heritage Building Review Office, Historic Sites and Monuments Board of Canada, Parks Canada, Communications Canada and RCMP "J" Division.

Non-Government Groups or Agencies

Representatives of Heritage Canada Foundation, Fredericton Heritage Trust, York Sunbury Historical Society, Fredericton Chamber of Commerce, Sheraton Hotel Officials, Union of New Brunswick Indians, St. Marys Indian Band, La Société d'histoire de la rivière St. Jean, I.O.D.E., Garrison Club, Ad-Hoc citizen groups and several individuals who called and requested or offered to meet with the Committee.

Appendix 1 presents a complete list of all individuals/groups interviewed during the project.

2.2.2 General Public Consultation

To ensure that no interested groups or individuals were missed, public advertisements were also placed in newspapers in Fredericton, Saint John and Moncton to give everyone the opportunity to send in comments, suggestions and concerns with respect to the future development of Old Government House and its grounds. A copy of the request for comments which appeared in the newspapers is included in Appendix 2.

It was decided to make the questions general in nature so as not to influence the suggestions of the general public. Consequently, the three questions included:

(1) What theme or uses would you or your group suggest for the reuse of Old Government House and surrounding grounds?

(2) What ties or relationships should be made to adjacent properties and the community?

(3) Any other suggestions or concerns you or your group may have.

In total, 47 written submissions were received in response to the advertisement. This is considered to be an excellent response, especially considering that the study schedule permitted only two weeks for public response. This also shows the affinity residents hold for Old Government House and the concern they have with respect to its future use.

Appendix 3 contains a tabular summary of the submissions received. The submissions varied from a few lines expressing particular or general concerns to several pages of well thought out detail, which illustrated a keen interest in, and knowledge of, the building, its history and its contents.

Despite the wide range of suggestions for reuse of the buildings and grounds, there were a few key concerns or suggestions which were common to many submissions. These included:

(1) The greatest concern and suggestion was for public use or public access to the building and grounds. This was reiterated in many different ways but was the most common theme throughout the submissions.

(2) Even if it was not accompanied by a particular use, there was a common concern for the preservation of the historical and cultural (Native, Acadian, British) significance of the site.

(3) There was a general desire expressed that the future use should be tied into the riverfront and especially the extension of the riverfront walkways.

(4) There was also a strong emphasis on the need for the grounds (both federal and provincial) to reflect a passive park setting which was in keeping with the Old Government House.

(5) There was also a general recognition given to need to protect and respect the area of the burial grounds.

(6) Restoration to a period theme was also mentioned often.

(7) The reuse of the facility as an educational and interpretive centre for the history and culture of the site and the city was a common suggestion.

CHAPTER 3.0

PHASE II - EVALUATION OF SUGGESTED OPTIONS

3.0 PHASE II - EVALUATION OF SUGGESTED OPTIONS

3.1 Evaluation Criteria

The first step in the evaluation process was to develop a set of evaluation criteria with which to assess the suggested options. Based upon the emphasis in the Terms of Reference for the project and the information collected in Phase I, the Study Team developed the evaluation criteria. Each member developed the criteria for his particular area of expertise ie. architecture, archaeology, landscape architecture, historical/cultural, site planning, engineering and public service/tourism aspects.

The evaluation criteria was reviewed, modified and confirmed through meetings with the Steering Committee and the Working Committee. At this time, weights were assigned to the criteria reflecting the relative importance attached to the various criteria.

It was decided to use two sets of criteria to evaluate potential uses. All of the proposed uses were evaluated against the first general set of criteria. Those passing the first set of criteria were then evaluated using a more detailed set of criteria.

3.1.1 First Level Criteria

The first level criteria arose from a recognition that the main building had been classified at the highest level as a National Historic Site and that the main objective was to determine the best uses that also respects the historical and cultural integrity of the building and site. Another main objective was to reflect the strong public response that the building and grounds be accessible to the general public.

To pass the first level criteria, all suggested uses had to respond favourably to the following questions:

1). Does the proposed use reflect the historical significance of the fabric of the structures and the integrity of the setting?

2). Does the proposed use reflect the cultural realities (Native, Acadian, British) of that history as encapsulated in the structures or the grounds?

3). Does the proposed use confirm or recognize provincial or national identities?

4). Does the proposed use serve the widest possible range of public interest?

3.1.2 Second Level Criteria

All uses passing Level I were assessed against a set of detailed criteria. The criteria was based on impacts the proposed use would have on various aspects related to the buildings on the site, the grounds, the infrastructure, adjacent uses and activities, the natural environment, tourism benefits, development costs and potential revenues.

An evaluation matrix was set up so that each proposed use could be evaluated and scored according to how well it met the various criteria.

Each proposed use was assessed a high, medium or low score depending on its potential or how it impacts each of the criteria. A scoring system ranging from 1 to 10 broken up into (1 - 3), (4 - 6) and (7 - 10) was used. This recognized that even within each high, medium or low category there could be ranges of potential or impact that may be able to be identified. A score of zero was assigned if the particular criterion was not applicable to the use under consideration or insufficient information on the use was available.

The matrix evaluation permitted each use to be scored on every criteria (33 in total). The score was then multiplied by the weight which had been assigned to each criteria in order to arrive at a weighted score. If a category had several sub headings, each was assessed and an average was taken for the category. The scores were then totalled to arrive at a total weighted score for the suggested use. The uses were then ranked according to how well each met the technical evaluation criteria.

The second level criteria is presented below. The left hand margin identifies the weight assigned to that criteria while the right hand portion identifies the scoring breakdown.

Second Level Criteria

Assigned Weight	Criteria			Score	
	(1)	The Main Building			
2	(a)	Impact on architectural heritage (deviation from original usage)	-	high negative impact	(1 - 3)
			-	medium impact	(4 - 6)
			-	low negative impact	(7 - 10)
2	(b)	Impact on cultural heritage (recognition of Native, Acadian, and British involvement with the Building)	-	high negative impact	(1 - 3)
			-	medium impact	(4 - 6)
			-	low negative impact	(7 - 10)
2	(c)	Impact on architectural integrity (deviation from original architecture) exterior envelope (facade, roof windows, doors)	-	high negative impact	(1 - 3)
			-	medium impact	(4 - 6)
			-	low negative impact	(7 - 10)

Assigned Weight	Criteria		Score	
1.7	(d)	What is the extent of changes required by the proposed use? 1 - structural 2 - electrical/mechanical systems 3 - energy efficiency considerations 4 - existing interior decor (walls, flooring, ceiling).	- high negative impact - medium impact - low negative impact	(1 - 3) (4 - 6) (7 - 10)
	(2)	The Grounds or Landscape Architecture/Features		
2	(a)	Potential for proposed use to result in enhancement of first level criteria.	- high potential - medium potential - low potential	(7 - 10) (4 - 6) (1 - 3)
1.7	(b)	Potential for proposed use to result in overall high visual quality. (parking, access,buildings, massing, interest and coherence)	- high potential - medium potential - low potential	(7 - 10) (4 - 6) (1 - 3)
	(3)	Land Use		
2	(a)	Impact of proposed use on adjacent land uses. 1 - Wilmot Park 2 - St. Annes Point (Barracks Area) 3 - Sheraton Complex 4 - Adjacent Residential 5 - Saint John River 6 - Victoria Health Centre 7 - Well Field 8 - Riverfront Walkway.	- high (negative) impact - medium impact - low (negative) impact	(1 - 3) (4 - 6) (7 - 10)
	(4)	Infrastructure		
1	(a)	Impact of proposed use on required infrastructure. (water, sewer, drainage services, access and parking)	- high impact - medium impact - low impact	(1 - 3) (4 - 6) (7 - 10)
	(5)	Natural Environment		
1.5	(a)	Impact of proposed use on natural environment (air, water, river, soil, vegetation)	- high impact - medium impact - low impact	(1 -3) (4 - 6) (7 - 10)
1	(b)	To what extent does the proposed use take advantage of environmental features (sun angle, prevailing winds, views, river)	- high potential - medium potential - low potential	(7 - 10) (4 - 6) (1 - 3)

(6) Archaeological Aspects

2 (a) To what extent does the proposed development affect the archaeological aspects of the following features:

1 - Cemetery (4.16 acres)
2 - Ville de Ste. Anne
3 - Simonds and White Trading Establishment
4 - Lawns and Gardens
5 - Immediate surroundings of Government House
6 - Outbuildings and other features.

For each of above score as follows:

(8 - 10) The proposed development is in excess of 50 metres from the feature and does not physically affect the feature.

(6 - 7) The proposed development alters the surface within 50 metres of the feature.

(4 - 5) The proposed development alters the sub-surface within 50 metres of the feature.

(1 - 3) The proposed development alters the surface or sub-surface of the feature.

(7) Public Service/Tourism

2 (a) To what extent does the proposed use serve a wide cross-section of the community or public use.
Score - high (7 - 10)
- medium (4 - 6)
- low (1 - 3)

1.5 (b) To what extent does the proposed use provide tourism benefits (market appeal, uniqueness, complementary).
Score - high (7 - 10)
- medium (4 - 6)
- low (1 - 3)

(8) Cultural Heritage

2 (a) To what extent does the overall use proposed recognize the cultural heritage (Native, Acadian, British) of the site?
Score - high (7 - 10)
- medium (4 - 6)
- low (1 - 3)

(9) Provincial/National Identify

2 (a) To what extent does the overall use confirm or recognize provincial or national identities?
Score - high (7 - 10)
- medium (4 - 6)
- low (1 - 3)

(10) Management

1.0 How would the proposed use affect the ease of management of the site.

Score - easy to manage (7 - 10)
- average or medium (4 - 6)
- difficult to manage (1 - 3)

(11) Other Buildings

1.8 Extent to which the proposed use results in use and or disposition of existing buildings appropriate to Level 1 criteria.

Score - high compatibility (7 - 10)
- medium compatibility (4 - 6)
- low compatibility (1 - 3)

(12) Financial Aspects

1 (a) Level of Investment required for proposed use.

		Capital	Operating
	Score - high (1-3)	(> $10 million)	> $500,000
For capital and	- medium (4-6)	($5 - $10 million)	$200 - $500,000
operating cost	- low (7-10)	(< $5 million)	<$200,000

1.1 (b) Level of Revenue potential.

		Direct	Spinoff
	Score - high (7-10)	(> $500,000)	> $875,000
For direct and	- medium (4-6)	($2 - $500,000)	$350 - $875,000
spinoff potential	- low (1-3)	(< $200,000)	< $350,000

Note: In the evaluation Item 12), Financial Aspects, was not included in the scoring or ranking of uses. These uses were all ranked on technical items listed in 1) to 11) and the financial aspects were then considered separately.

3.1.3 Results of Evaluation of Options

The results of the evaluation of options are shown on Table 3.1 for Old Government House itself, Table 3.2 for the grounds and Table 3.3 for other buildings on the site.

For Old Government House the options achieving the highest ranking were those related to cultural museums or interpretation reflecting the three founding cultures involved in the site, the presence of the lieutenant governor's office and official reception areas as well as the lieutenant governor's residence. Restoration in the form of lieutenant governor's office/residence as well as museum or interpretive space also scored highly.

Uses such as the lieutenant governor's residence only as well as general museum space were grouped in the middle part of the rankings, while some of the more specific or limited uses related to culture (i.e. related to Loyalists only, Acadians only or Natives only) as well as office space were further down the list.

Table 3.1 reflects those suggestions which passed the first level criteria. It should be pointed out that there were some excellent submissions for reuse of the building which are needed in

TABLE 3.1

RANKING OF PROPOSALS FOR OLD GOVERNMENT HOUSE

Rank	Proposed Use	Score
1.	Historical Museum for three founding cultures (craft shop/restaurant, associated offices)	12.9
2.	Lieutenant Governor's office/public reception area, restored area as museum	12.6
	Lieutenant Governor's residence, accommodations for distinguished visitors, exhibit area	12.6
3.	Lieutenant Governor's residence, meeting rooms, interpretive centre	12.2
4.	Residence and public reception area for Lieutenant Governor	11.3
	Museum, Lieutenant Governor's residence, historical resource offices/heritage group offices	11.3
5.	Lieutenant Governor's residence only	11.2
6.	Museum (N.B. artifacts, crafts, sculptures, paintings) with local plays/productions	11.04
7.	N.B. Museum with offices for historical, genealogical associations	10.9
	Multi-Cultural Centre (gift/coffee shop, mini art gallery)	10.9
8.	N.B. Museum extension	10.6
9.	Rooms devoted to Loyalists	10.0
10.	N.B. cultural centre (live arts)	9.8
11.	Acadian Commemorative site	9.6
12.	Native museum	9.4
13.	Compatible office	9.1
14.	Civic reception area	8.1
15.	Tourist centre/tea room	7.3

TABLE 3.2

RANKING OF PROPOSALS FOR OLD GOVERNMENT HOUSE GROUNDS

Rank	Proposed Use	Score
1.	Memorial Park honouring early settlers, natives, political leaders	14.6
2.	Passive Parkland (paths, gardens, picnics)	13.8
	Passive Park (cultural theme, water access)	13.8
3.	Outdoor Events (craft fairs, festivals, ethnic events)	13.2
4.	Sculptures reflecting N.B. heritage	13.1
5.	On-site Archaeological Dig	12.9
6.	Picnic Area	12.1
	Tri-Gardens	12.1
	Botanical Gardens	12.1
7.	Acadian Monument	11.6
	Restoration of Government House Gardens	11.6
	Monument, Cenotaph/Interpretive Centre	11.6
8.	Access to River, Outdoor Exhibits	11.1
9.	Parking Lot	7.5

TABLE 3.3

RANKING OF PROPOSALS FOR BUILDINGS ASSOCIATED WITH OLD GOVERNMENT HOUSE

Rank	Proposed Use	Score
1.	Site Interpretive Centre	13.3
2.	Museum/Chapel	12.3
3.	Remove Gymnasium Building	12.1
	Remove Residence Buildings	12.1
4.	Band Shell/Amphitheatre	11.4
5.	Garage as storage facility	7.4

Fredericton, which would be ideal in a downtown setting and which would result in social as well as economic benefits to the community but the suggested uses failed to meet the overall objectives for the study as set out in the first level criteria. It is hoped that some of these suggestions, which merit further consideration in another context, could be passed along to provincial and municipal government departments for consideration as opportunities arise in the future.

Table 3.2 presents the ranking of suggested uses for the grounds. Those ranking highest were passive parks of various types with components related to heritage and cultural themes.

Many of these uses complemented suggested uses for Old Government House and, in fact, carried the theme outside the building and on to the grounds. The use of the grounds for festivals and ethnic events, sculptures and monuments reflecting New Brunswick's heritage and on-site archaeological digs are appropriate to the heritage of the site as well as the passive park setting. Uses such as parking lots, picnic areas and amphitheatre also support and enhance the other suggested uses such as festivals and special events.

Table 3.3 lists the rankings for the uses of buildings on the site. The top score was for an on-site archaeological interpretation centre which further compliments the emphasis on the historical/cultural aspect of the site. The other suggested uses were for a recreated chapel that was believed to have been located beside the burial grounds and an amphitheatre/band shell to support festivals, ethnic events and water based activities. It was also suggested that the present garage could be used as a service/storage facility while the condemned gymnasium was suggested for demolition and existing residential buildings were suggested for sale and relocation.

The ranking of suggested options utilizing the evaluation matrix was only a starting point in the evaluation process. The next task of the Study Team was to develop conceptual plans for the reuse of the building and the grounds. This involved a further stage of synthesis and analysis in order to refine the options into a coherent conceptual plan. This difficult task involved pulling together the various sources of information that had been collected up to the end of Phase II of the study. In addition to the technical ranking, this included consideration of the information obtained from the research and data collection phase, the suggestions and concerns obtained through interviews with various interest groups and the potentials and constraints identified as part of the building inventory and site surveys.

This task involved lengthy discussions on the part of the Study Team pouring over the combination of options that were still available to them after the ranking of options. Even though uses scored highly when considered independently, it was a challenging task to combine these uses into the building and on the grounds in a package that was logical and practical in terms of compatibility with each other and that could be suitably and economically accommodated recognizing the building and site constraints.

Some of the highly ranked options, for instance, had some components that presented problems when combined with other highly ranked options. This involved consideration of issues such as security when private and public uses were mixed, differing requirements among uses for heating, cooling and humidity controls, trying to provide authentic restoration where required while at the same time attempting to meet current day building code standards with respect to electrical, mechanical and public access requirements.

Use of the grounds presented similar considerations in terms of compatibility between suggested uses and with existing adjacent uses such as Wilmot Park and the Sheraton complex, compatibility with sensitive on-site uses such as the burial grounds, as well as the environmental sensitivity of the City well fields and the Saint John River.

The conceptual plan that resulted from these considerations was presented to and discussed with the Steering Committee. Further research and analysis was carried out on a couple of areas of concern and the conceptual plans were modified and refined further.

For example, initial concern was raised by the Steering Committee when one of the Study Team recommendations was that the building be used to accommodate the lieutenant governor's office and official reception areas, but not the official residence.

Further research and information was provided to the Committee on this issue. Appendix 4 presents a table summarizing the concerns with the residential use. These concerns related to the evaluation criteria, public input, the size constraint, economic considerations, engineering/architectural costs, compatibility of uses and security. Even though the original function of the building was as the residence and office of the lieutenant governor, consideration of the constraints outlined, as well as the recognition of the changes in the role and function of the lieutenant governor since those early years, resulted in the unanimous agreement of the Study Team and the Steering Committee that the residential component was not appropriate in today's context. There was, however, strong endorsement for the presence of the lieutenant governor in the form of his office and related official reception and dining areas.

The conceptual plan that resulted from this process is presented in detail in the next section.

CHAPTER 4.0

PHASE III - CONCEPTUAL PLANS FOR OLD GOVERNMENT HOUSE AND GROUNDS

4.0 PHASE III - CONCEPTUAL PLANS FOR OLD GOVERNMENT HOUSE AND GROUNDS

4.1 Introduction To Recommended Conceptual Plans

Old Government House and its setting represents a physical statement of the cultural heritage of the City, the Province and the Nation. The imposing stone structure was declared a National Historic Site in 1962 and in the evaluation report prepared by the Federal Heritage Buildings Review Office, it is described as a reminder of New Brunswick's colonial history and of political power once held by the lieutenant governor of the colony. From 1828 until 1881, most of the important decisions affecting the Province of New Brunswick were made in this building. Its importance to confederation was also noted in a quote from Professor W. S. MacNutt - "From the beginning of 1865 to the spring of 1866, this residence and its master, Arthur Hamilton Gordon, constituted a principal centre for the aspirations, plans, frustrations, fears, intrigues, that resulted in the Confederation of British North America".(8)

New Brunswick's founding cultures - Native, Acadian and British - have all had a part to play in the history of the grounds and House. The House regularly witnessed state receptions of the Elders of the Maliceto Nation, a dignified and open recognition of the coherence of that original society. As he received the original inhabitants, the Governor could see out past them to the graves and town site of the first Acadian settlements. That site and its memories remain within the confines of the grounds today.

At a time in our national and provincial history when divisive forces threaten cordial relations between our cultures, Old Government House and its setting presents a unique opportunity to develop a showcase to display and integrate the rich cultural heritage of our province and nation that is intrinsically embodied in the site. What better opportunity to take advantage of this opportunity than on this beautiful site on the Saint John River, both of which are rich in the history of our three founding cultures and which is located in the heart of the capital city of Canada's only officially bilingual province.

In addition to the recognition of this cultural heritage, the Study Team's recommendations were also influenced by the strong emphasis contained in the public submissions on the need to provide public use/access to the building and grounds. It was generally felt that the site should be enhanced as a source of pride and pleasure to as wide a cross section of the public as possible. Consequently, this theme of cultural recognition and public access formed the basis for the Study Team's recommendations for the future use of the building and adjacent grounds.

In consideration of the preceding comments and based upon the data collection, research, interviews, public submissions and the detailed evaluation matrix as well as a review and discussion of overriding considerations, this section presents the recommendations for the reuse of Old Government House and its related grounds and ancillary buildings. The recommendations for Old Government House itself will be presented first followed by the grounds and other buildings. The text is accompanied by preliminary floor plans and conceptual site plans.

4.2 Recommended Conceptual Plans for Old Government House

4.2.1 General Overview

The recommended concept for Old Government House respects the historical, architectural and cultural integrity of the site while also reflecting the strong desire to restore the building to its original splendor and to integrate public access into its redevelopment.

The concept reflects the historical context - by recommending the restoration of a portion of the building to its original grandeur and by returning the Office of the Lieutenant Governor which was one of the original functions of the building.

The concept reflects the architectural integrity - by preserving the building's exterior appearance, by restoring the rear verandah overlooking the lawns and gardens and by the functional restoration of the main public rooms including utilization of the original furniture collection as well as period furnishings.

The concept reflects the cultural integrity - by incorporating a Cultural Interpretation Centre to preserve, illustrate and animate the rich history of the Native, Acadian, and British cultures that have all played significant roles in the historical development of the site.

The concept reflects the archaeological integrity - by incorporating an archaeological dig and an on-site interpretation centre to illustrate and expand on the archaeological work that has already taken place on the site.

The concept also reflects the strong desire to integrate public access - by having all the above features open to the general public except those portions which would be required from time to time for official functions hosted by the Lieutenant Governor, the Province, or the City.

The sections which follow will elaborate on the features of the concept outlined above. The concept will be described first in general terms and then in more detail on a floor by floor basis.

Ground Floor

As noted above, the uses suggested for Old Government House respect the historical and cultural integrity of the site and also reflect the strong desire to integrate public access into its redevelopment. Consequently, the conceptual plans incorporate the presence of the Lieutenant

Governor once again into the building. This includes provision for the Lieutenant Governor's office and his/her support staff on the ground floor as well as the functional restoration of the large central rooms (morning room, dining room and drawing room) to serve as the official reception area for the Lieutenant Governor as well as for formal municipal and provincial functions. When not in use for official functions, the central morning room would be open to the public and the dining room and drawing room would be open to viewing by the public from the central room. The ground floor could also accommodate the Provincial Protocol Office in the west wing. This highly complementary use is currently housed in the same building with the Lieutenant Governor's office. The ground floor restoration would also include the reconstruction of the verandah which would be accessible through french doors from the main central reception room. It would also have stairs from the verandah down to the restored public gardens to the rear of the building overlooking the river.

The incorporation of these official reception areas for the Lieutenant Governor would provide more appropriate spaces than those now used in the existing Lieutenant Governor's residence. This would allow the present residence to be used for smaller and more personal functions and greatly increase the personal privacy of the Lieutenant Governor and his/her family.

These official reception areas would also fulfil an important need on the part of the Province and the City for appropriate space to host special functions and welcome visiting dignitaries.

Second Floor

The strong cultural background of the building and site is reflected in the Cultural Interpretation Centre recommended for the second floor. This area would be devoted to the interpretation of the history of the three founding cultures - the Natives, Acadians and British - and how they relate to the site, the Saint John River, the city, the province and the nation. This theme of cultural integration is carried outside the building and is reflected in the recommendations for the grounds and ancillary buildings (which includes a site specific interpretation centre near the burial ground).

A portion of the second floor would also provide the opportunity to display some of the original furnishings from Old Government House that were auctioned off in the late 1890's and which the Province has been accumulating and storing over the past 20 years. These furnishings would be supplemented with period furniture and reproductions where appropriate.

Third Floor

The third floor is considered to be support space for staff of the interpretation centre as well as providing workshop and storage space. A portion of the third floor would also be set up to provide a research room/library where anyone interested in researching or studying the history of the Natives, Acadians or British and their relationship to the site, city, province and nation may do so in an appropriate setting.

Basement

The basement would house the kitchen and staff cafeteria as well as maintenance, utility and storage space. The Lieutenant Governor would also have a small changing room, kitchenette and private washroom in the basement directly below his/her office.

In summary, a floor by floor breakdown of recommended uses includes the following:

Ground Floor

- Lieutenant Governor's Office
  - including support staff and parlour
- Functionally Restored Reception Areas
  - main reception room/morning room
  - dining room
  - drawing room
  - entrance reception
- Protocol Office
  - including support staff
- Support Facilities
  - washrooms
  - security office

Second Floor

- Cultural Interpretation Centre
- Display Rooms for Original Old Government House Furniture and Period Displays

Third Floor

- Offices and Support Space for Cultural Interpretation Centre
  - curator offices, workshop and storage space
- Reading and Research Room

Basement

- Kitchen, Utility and Maintenance Space
  - kitchen, lunch rooms, maintenance, utility, storage and office space.

These rooms and functions will be described in greater detail in the following sections beginning in the basement and working up through the building.

4.2.2 Detailed Description By Floor

4.2.2.1 Basement Floor Plan - Drawing No. A-3

The basement is constructed of solid stone rubble walls, a concrete floor and a 2.4 metre ceiling height. There are no signs of groundwater intrusion except for the boiler room which is at a lower level. Generally, the basement can be considered for functional and useable space.

On the west end, it is proposed that a room be allotted to the Lieutenant Governor for a retreat and change room. The Lieutenant Governor is required to change robes for various reception functions and this room is located directly below the proposed office of the Lieutenant Governor. There is presently a washroom in this area which would require upgrading.

On the north corner is a rough space which is best utilized as a support area for the mechanical room. The boiler room would be left in its present location with access to the outside oil fill pipes. Across the corridor from the boiler room are three small rooms with windows which have been used for offices but may best be suited as general storage. The centre room would become the mechanical room for the distribution of the proposed air conditioning system.

Beside the mechanical room to the east would be janitorial space plus the addition of new staff washrooms. To the north, the kitchen and dining room would remain intact. The kitchen would need to be refurbished to allow its usage in the catering of official functions and dinners. The dining room may be used by building staff as a lunch area. It is recommended that a second means of egress be constructed into the lunch room. It is not envisaged that the kitchen would be used to serve meals daily. It is seen, however, as being fully equipped to be able to cater to a wide range of official functions from informal teas to large official dinners at which the Lieutenant Governor, the Province, or the City could host visiting delegations and dignitaries. Although the kitchen appears to be well equipped to handle this demand, the equipment would have to be inspected and tested with respect to its operating capabilities and maintenance requirements.

On the extreme east side of the plan are spaces which have been renovated to office space and will remain in that function as a support area to the proposed office on the main floor. It is proposed that the existing ramp to grade in this area, be considered as the disabled access to the building.

The elevator may be placed on either the east or west end of the building in order to integrate with the stairwells and to align with the symmetry of the building form. However, it is recommended that the elevator be placed on the east end of the building adjacent to the storage garage and proposed parking lot. This location would require modifications to the existing transformer room to allow installation of the elevator.

4.2.2.2 Ground Floor Plan - Drawing No. A-4

Lieutenant Governor's Office and Support Facilities

It is proposed that the main floor be a functional restoration of the original building to as practical a degree as possible. The main floor will primarily house the Lieutenant Governor offices and provide a venue for official functions and receptions. This floor level will be the first part of the building which visitors will view. As such, it is imperative that the existing clutter of partitions and piping and conduit be cleared away so that the high ceilings and original architectural character can be enjoyed.

It is proposed that the Lieutenant Governor's office be in the west wing. This space is large enough to accommodate an office furniture layout plus a small sitting area. The room is wonderfully bright with a view to Wilmot Park and the proposed on-site interpretation centre. This office is tied internally to three smaller offices which can serve for the support staff of the Lieutenant Governor.

Across the corridor to the north side, it is proposed that the corner room, presently an office, be converted to the Lieutenant Governor's parlour where meetings can be held and small delegations of dignitaries received. This room was originally a conservatory and was connected, by doorway, to the verandah. It is recommended that this link be reestablished, as with the east end of the building.

From the parlour, access is planned into the functionally restored drawing room. This room should be refurbished as a sitting room with period and replica furniture surrounding the fireplace. It will be a place for large delegations and official interviews with the Lieutenant Governor and can act as an expansion area for larger receptions.

Functionally Restored Public Rooms

The front entry space, the main public entrance to the building, should be restored as a reception area. It should include an information desk to disperse information on the building and grounds, as well as interpretive displays on the building. The perspective sketch on Drawing No. A-7, is intended to show the magnificent columns in this space and how they frame the view out towards the gardens and river. When not required for official functions, the public would be permitted to enter the restored central reception room (originally morning room) and allowed to view into both the drawing and dining rooms which would be set up accordingly. Tasteful velvet ropes or brass bars would be used to permit the public to view the restored rooms through the doorways.

The large central room would normally function as an extension of the public reception area, but on specific occasions would be used for official receptions and as a before/after dinner assembly area. It would contain several pieces of period furniture and paintings. It is recommended that the centre window be replaced with french doors which can access the restored verandah and steps which lead to the garden area. Such a restoration would re-establish the connection of the building to the landscape which was lost many years ago.

The room to the east of the morning room was originally the drawing room, however, since this space is directly above the kitchen, it is recommended that this area be restored as the dining room. It would have a dumb waiter service to the kitchen. This space is presently in poor condition and would require the most effort to restore. The sliding doors between the dining and morning rooms should be repaired to full function. It is suggested that experts in heritage furniture interpretation be consulted to determine the appropriate period and mix of authentic or period furniture or reproductions that might be used in the three functionally restored rooms.

Drawing No. A-7 also illustrates the potential furniture arrangements and usage of the restored main floor. The sketches give an impression of how these rooms may some day reflect their original purpose and become a public treasure.

Security Office/Washrooms

The room directly beside the entry reception was originally for the "Aide de Camp" and would therefore, be suitable as a security office. Beside it, a new womens' washroom would be added adjacent the existing mens washroom. Both would be equipped for disabled access.

Protocol Office

In the west wing, it is proposed that the Provincial Protocol Office be accommodated. This function is presently housed in the same building with the Lieutenant Governor's office. The 85 square metres (900 sq. ft.) available could accommodate the two to four offices required and this function complements the Lieutenant Governor's office and the other public events and functions that are proposed for the ground floor. As with the east wing, these spaces are bright and attractive and offer excellent views of Wilmot Park and the Saint John River.

The elevator is placed adjacent to the stairwell at the east end of the building and integrates well with the existing circulation pattern.

An issue which would need to be addressed in the detailed design stage is the inherent plan characteristics of offices opening directly into the stairwells. A strict interpretation of the National Building Code would require that these office doors are fire rated with a closer. Although the main floor would be restored to its original splendour as much as possible, it must meet current standards with respect to life, safety and comfort requirements.

4.2.2.3 Second Floor Plan - Drawing No. A-5

Cultural Interpretation Centre

On the second floor it is recommended that the whole northern half of the building be developed as a Cultural Interpretation Centre reflecting our three founding cultures --- Native, Acadian and British --- and how they relate to the site, the Saint John River, the City, the Province and the nation. The existing partitions and womens' washroom, on the east end, would be removed to create three large rooms which interconnect with one another and the corridor. The Interpretation Centre could contain artifacts, books, photos, documentation (maps, plans, reports) relating to the history of all three groups. It is suggested that the various rooms be organized chronologically, ie. 1600s, 1700s, 1800s, 1900s, rather than separate rooms devoted to each culture. Experts in heritage and cultural interpretation would be consulted to oversee the specific contents and arrangement of these rooms. The public would be able to take a walk through history and learn about the early beginnings of the site and its role in the development of the City, the Province and the Nation. This history could be expanded and related to the development of the Native, Acadian, and British cultures elsewhere along the Saint John River and throughout the Province. This use is seen as an opportunity to build on the rich cultural heritage of the Province and the site and to concentrate on the integration of the founding cultures. This theme will be carried outside the building onto the grounds as well as other buildings on the site. For instance, an interpretative centre is proposed to be located on the site of the present duplex where the site specific history and the diversity of cultures could be interpreted. This is immediately adjacent to the historic burial grounds where Natives and Acadians were buried prior to the 1800s. Visitors will be able to learn of the overall historical and cultural development of the site and its relation to the development of the City and Province in the Cultural Interpretation Centre in the Old Government House itself and then visit the on-site Interpretation Centre where the site specific details related to the adjacent burial grounds, previous archaeological work and the on-going archaeological dig could be presented.

Government House Furniture Collection - Drawing No. A-8

The Old Government House furniture collection is presently maintained in air-conditioned storage at King's Landing by the Heritage Branch of the Department of Tourism, Recreation and Heritage. It is an exemplary collection which deserves to be displayed in its original setting and viewed by the public. It is proposed that the rooms on the south side of the corridor be renovated to form three separate spaces. The shaded areas indicate a carpeted pathway system which would allow the public to walk through the rooms in a controlled manner and to view the furniture in a close-up fashion.

The furniture would not necessarily be a permanent and static exhibit, since furniture would be circulated from storage to exhibit and returned to storage on an annual basis. In that manner, the exhibition of furniture would change and evolve over a period of time.

Ancillary Uses

The hydraulic elevator would terminate at this floor in order that its external form and roof shape be identical and symmetrical with the sun room on the opposite end of the building. The sun room should be renovated to provide a public rest area that will permit views of the park land and river. An existing internal stair at the west end of this floor should be maintained as it may provide useful access to the Interpretation Centre support areas on the third floor.

A paraplegic lift is proposed to be added to the east end of the corridor to allow for disabled persons access to the third floor. The size of this unit is 1.2 m by 1.5 m.

Given the nature of the contents and furnishings of the second floor, there would be a requirement for sophisticated controls on temperature, humidity and lighting.

4.2.2.4 Third Floor Plan - Drawing No. A-6

The top floor offers the lowest ceiling height (approximately 3 metres) and the least attractive spaces for development. The rooms reflect their original usage as servants quarters and are devoid of any elaborate wood trim on doors or windows and lack the artistic ceiling mouldings found on the lower floors.

Support Space for Cultural Interpretation Centre

North Side

This floor is best left for future expansion needs of the Interpretation Centre and for support functions such as staging, design and workshop. The rooms on the north side are designated for this purpose.

Internal partitions would be removed to create three large spaces on the north side of the corridor. The two rooms on the outside are designated as exhibit design & fabrication areas. Display panels and interpretation data would be designed, created and stored in these area.

The centre room is designated as a seminar room. This space would allow for educational programmes to be developed in the areas of Native studies, cultural history, and archaeology. It would allow the use of the workshop area and research room, which are adjacent to this room, to be part of a curriculum.

South Side

The existing offices on the south side should be maintained in this function for the Curator of the Interpretative Centre and the Old Government House Furniture Collection. It is proposed that the building be under the direction of a professional who would ensure that the historical and cultural qualities of the building would be preserved and enhanced.

The middle room is designated as a research and reading room. This space can be a library of historical and archaeological data on the building and the site. This information can be updated and confirmed if the archaeological dig proposed for the site is successful in finding further evidence of the earlier occupation of the site.

This whole floor, in combination with the restored portions of the first floor as well as the related on-site interpretation centre, provides an excellent opportunity for students and the general public from all over the Province to visit the complex and experience first-hand the interpretation of the early origins of their province and its founding cultures.

A mechanical room is added to the southeast corner in order to provide space for the air conditioning requirement of the Museum below. The existing janitorial closet and staff washrooms would remain in place.

4.3 The Grounds and Ancillary Buildings

4.3.1 General Approach

The general approach with respect to the grounds and the ancillary buildings on the site is to provide a relatively open passive park space which would fulfil the following objectives:

(1) complement and support the recommended uses for Old Government House;
(2) recognize and enhance the cultural, provincial and national connections to the site;
(3) appeal to a wide spectrum of the public, both residents and visitors, in terms of educational and tourism benefits; and
(4) serve as an important linkage in the City's overall open space network and, in particular, its relationship to Wilmot Park, the Saint John River and the riverfront pathway system.

The recommended uses and facilities are shown on the Conceptual Site Plan (Drawing No. S-1) enclosed at the end of this report. A description of each component is presented in the following sections.

4.3.2 Main Entrance

The proposed main entrance to the site is the historic point of entry from Woodstock Road to Old Government House, through stone gateposts similar to those erected for the Royal tour in 1860. The circular driveway is similar to that of the 1850's, with a new diversion drive to provide access (one way) to the adjacent parking area to the east.

The area inside the circular driveway is recommended to be developed so as to enhance the sense of entrance to Old Government House and to the site generally, and to do so in a manner which identifies the theme of the entire property namely the Native, Acadian and British cultural origins of our Province and the on-going multicultural nature of our country. It is proposed that this be achieved with a concept shown on the Conceptual Site Plan and further identified as follows:

(1) Flags

Native, Acadian and British flags on individual raised bases and poles of equal height are grouped on one side, with the Provincial flag on a similar base but a higher pole opposite on the other side. The Canadian flag is flown from the highest pole, in tne same position as it has occupied since 1890. The pole bases rise from a wide pedestrian surface between the driveway and a central pool.

(2) Reflecting Pool

Water has been an important factor in the occupation of the site and the development of the city, province and the country. A central pool symbolizes this common element in our history, and a centrally located sculpture in the pool could be used to reflect the on-going multi-cultural nature of Canada. For instance, the sculpture could be a multi-faceted polished stainless steel form with its' base in the water, and with water flowing over the surface to mix in the pool and recirculate. The favourable orientation of the entrance and pool would create variable reflections from the sculpture surfaces and the water.

(3) Seating and Interpretation

Circular raised forms similar to the flagpole bases would provide bench seating on the eastern side, and smaller circular or rectangular units would provide interpretation of the entrance elements and site direction information.

(4) Lighting

Light standards similar in appearance to the gas lamps installed in front of Old Government House in 1860 are recommended.

4.3.3 Access and Parking

There are three points of access proposed for the site - one through the main entrance gates and one to each of the parking lots proposed for each end of the site. An effort has been made in the design to keep vehicles to the periphery of the site as much as possible.

The Province has already leased the area at the western end of the site to the Sheraton Hotel developers for use as overflow public parking. It is proposed that this lot be used as a public parking lot to serve those visitors whose prime interest in the site is the passive recreational and entertainment opportunities offered in the adjacent park, picnic and amphitheatre areas. Depending upon the extent of participation in activities at this end of the site, there may be a requirement for expansion of this parking lot in the future. Any such expansion should be northward toward the river or eastward adjacent to Woodstock Road.

A separate gated access will be retained by the City for access to its well house located just north of the parking lot. This access would also serve as a service road to provide for loading or unloading of sets or equipment which might be utilized in conjunction with activities at the amphitheatre.

The parking on the east end would be on the provincial property formerly occupied by the Military Hospital and would be primarily for visitors with historical and cultural interests in Old Government House and the Native/Acadian occupation of the site. Entry would be via the main entrance or by the existing road to the Victoria Health Centre and the Small Craft Aquatic Centre parking areas. The new parking spaces can be accommodated without removal of most existing trees in the area, which were initially related to spaces in the multiple H-hut configuration of the military hospital.

4.3.4 Path System and Plantings

The entire site would be served by a network of pathways which would give access to the various areas and elements of interest as generally shown on the Conceptual Site Plan. Where existing trees exist (primarily on the eastern half of the site and along Woodstock Road and the riverbank) they will, in most cases be retained, with the pathways located in relation to them. Elsewhere, additional planting of trees and shrubs will be required, the former being shown generally on the Conceptual Site Plan.

With the exception of the area behind the cemetery, it is recommended that the underbrush be cleaned from the riverbank to provide views out over the river between and under the healthy trees remaining.

Berms and/or shrub plantings are recommended to provide visual and acoustical buffers at the parking areas, service areas, city well houses, and the Woodstock Road. They would also provide a definition and directional function on the essentially level site.

The site pathway system would form a continuation and western terminus of the existing City riverbank pathway to which it would connect near the Small Craft Aquatic Centre. Provision has been made in the lease of the western parking area to the Sheraton Hotel that the pathway system connect across the northern portion of the property thus linking the Provincial site to the grounds of the Sheraton Hotel complex. Connection is also made to Wilmot Park across Woodstock Road and through it to Odell Park and beyond. The study site thus forms a vital link and area of interest in the open space network and pedestrian path system of the City.

Major pathways would accommodate required maintenance and fire protection vehicles. The City of Fredericton would require access, for instance, for daily inspection of its two well houses on site and the path system would be utilized to move supplies or equipment to internal sites such as the Interpretive Centre and the amphitheatre.

It is also proposed that the existing entrance/exit serving the Victoria Health Centre be widened. This would permit two exit lanes --- one for left turning and one for right turning traffic onto Woodstock Road.

The remainder of the recommended specific site uses or buildings are outlined below, commencing at the west end of the site.

4.3.5 Picnic/Festival Area

The far western portion of the site (provincially-owned Ste Anne's Point property) is proposed to accommodate informal picnic and family gathering activities as well as more structured or scheduled events from time to time such as festivals, ethnic events, craft fairs, etc. The area would contain picnic tables, picnic shelters and public washrooms.

It is recommended that several open-sided shelters be provided. These shelters would serve picnic and various festival activities, as well as providing temporary cover for spectators at the adjacent open amphitheatre space. These are proposed to be hip-roofed units of wood construction.

A similar closed-in structure should be provided to accommodate public washrooms in this area.

4.3.6 Amphitheatre

A gently sloping grassed amphitheatre space inclined down from the existing grade to a simple stage on the riverbank (above common flood elevations) is proposed in the central portion of the provincially-owned property. This area would lend itself to a variety of musical and theatrical events compatible with the balance of the site. It would also provide a convenient and pleasant sitting area to view events staged on the river. A small area for the parking of support vehicles related to events at the amphitheatre has been suggested for the area lying just north of the well house.

It is suggested that further discussion may be needed between the Province and the City regarding the size of the stage and amphitheatre and the nature of seating which might be required. This would depend on how this site complements other activities the City may incorporate in the downtown and west end as part of on-going redevelopment projects. It is important, however, that the amphitheatre be kept simple and unobtrusive. It is not the intent to use this facility for large concert type events where thousands of people and hundreds of cars would have to be accommodated. The scale of the facility must compliment not overwhelm the adjacent site elements.

4.3.7 Historic Burial Grounds

In addition to background research, initial meetings were held with representatives of the St. Mary's Indian Band, the Union of New Brunswick Indians and la société d'historie de la riviere St. Jean regarding suggestions for the burial ground site. Several follow-up meetings were also held with the Union to discuss the potential uses outlined below. The on-going involvement of these groups is a prerequisite in any future development which affects the four acre site encompassing the burial grounds.

While the entire 1.7 hectare (4.16 acres) in the central portion of the site is considered by many as the historic burial ground, only the portion near the river is specifically referred to as such in historic documents and is the only area where known grave sites have been documented. It is proposed, therefore, to recognize the entire area by subtle definition of the boundaries and by somewhat unique development of the area in consultation with interested Native and Acadian groups. The known burial area would, however, be fenced and known graves identified with simple crosses. A single large cross in the cemetery and a cenotaph just outside would further increase visual and historic interest. An example of how this might appear is shown on the Conceptual Site Plan.

Several historic references identify the presence in the early 1750's of a Roman Catholic chapel on the site near the known cemetery, but no physical evidence of this structure has been found to date. It is proposed that consideration be given to the erection of a small wooden chapel near where it is thought to have been located, the design being representative of such a structure in that period. It would serve to enhance and give greater visibility to the adjacent cemetery area. It may be advisable to wait until more archaeological investigation is carried out on the site in hopes that further evidence may be revealed regarding the size and location of the chapel. If no evidence is obtained and it is decided to proceed with the Chapel, a preferred location is shown on the Conceptual Site Plan.

It is highly recommended that these plans and any further possible uses on the site be developed with the knowledge, prior approval and involvement of the Native and Acadian groups associated with the site.

4.3.8 On-Site Interpretation Centre

A new superstructure is proposed to be built utilizing the foundations and service connections of the former RCMP duplex residence closest to the river.

The On-Site Interpretation Centre would complement the restoration of Old Government House and the artifacts and displays in the cultural interpretation centre in the main building. Its location, between the site of Native, Acadian and Canadian Military occupations to the west and British Military hospital and RCMP occupations to the east, lends itself to identification of this location of known occupation and events, displays and presentations of those events and their significance in the development of the city, the province and the nation.

The interpretation of the history and events related to the adjacent burial ground and the past archaeological work done on the site would be of particular interest.

Information on the objectives and results of the recommended on-going archaeological dig would also be presented. If desired, the Interpretation Centre could also contain a small gift shop where handcrafts, souvenirs and books related to the history and culture of the site, City and the Province could be made available. The revenues thus generated would help offset the operating costs associated with the Centre.

4.3.9 Archaeological Dig

Past archaeological work on the site in 1933 by Dr. W.J. Wintemberg of the National Museum of Canada and in 1982-1983 by the Archaeological Branch of the Department of Tourism, Recreation and Heritage confirmed the location of the burial grounds that had been used during the 1700's by Native and Acadian settlers. That work was completed without identifying the limits or extent of the burial grounds or the remains of the chapel or the priest's house which were believed to have been located near the cemetery and were burned during Lieutenant Hazen's raid on the village in 1759. There were later buildings such as Benjamin Atherton's trading house that has never been located. More recent buildings such as the post house, stables, guard houses, summer houses, coal house, ice house and several other sheds and barns may also have remains waiting to be unearthed.

Despite the fact that much of the site has been disturbed, mainly by the building of the military barracks and partly by erosion, the potential for discovery of further buildings, artifacts and possibly burial sites presents a challenge for future archaeological investigations.

For this reason, it is proposed that an educationally-oriented archaeological dig be carried out under adequate supervision or control, occupying a relatively small area at any one time but moving from place to place as each dig is completed. The proposed On-site Interpretation Centre would provide information on the process, viewing guidelines, controls and results to date.

Such a dig would be of interest to residents and visitors alike and, in particular, to those of Native, Acadian and British backgrounds. The dig and interpretation centre would also provide an excellent educational experience for students from across the province especially combined with a visit to Old Government House and the cultural interpretation centre.

These components related to archaeology are dealt with in more detail in Section 4.4.

4.3.10 The Buttery

This small circular masonry structure has been designated a historic building along with Old Government House. It was built prior to 1838 and is still in good condition. It is proposed that a low picket fence be erected around the Buttery to permit easy viewing but to prevent any physical damage. The buttery is also shown in a photograph incorporated on the Conceptual Site Plan.

4.3.11 The Government House Gardens

The space between Government House and the riverbank was, in the 1800's, a lawned terrace overlooking the river with a relatively small formal arrangement near the building and extending out into the centre of the space. It is recommended that the layout shown on a photograph ca. 1861-73 be restored to the condition indicated, including a fence along the riverbank mentioned in several historic documents. The photograph is included on the Conceptual Site Plan.

4.3.12 Sculptures/Signage

As a means of enhancing the cultural and historic attractions of the various parts of the site, it is proposed that over a period of time, works of sculpture be placed to form a common thread throughout the site. These works should be juried selections of both figurative and abstract expressions of the cultural and historic themes, and where applicable be related to and be located near specific site areas or buildings. Such an approach provides the opportunity for participation by directly interested groups and individuals, as well as those in the artistic community. Separate funding for individual works is also likely from both public and private sources.

In addition to sculpture, interpretative signage should also be incorporated along the path system at strategic points. These would contain brief descriptions explaining the significance of the various site elements. These signs should be in both official languages as well as Maliseet where appropriate. An example is shown on the Conceptual Site Plan explaining one of the sculptures.

4.3.13 Service Building

It is recommended that the seven bay low-roofed portion of the RCMP garage building be retained and utilized as a service building, with all bay doors relocated to the east side. The building structure lends itself to this use and modification and there is a need for such a facility on-site. It would serve as a depot for site specific maintenance functions as well as a screening - staging - repair depot for Old Government House generally and the Cultural Interpretation Centre spaces in particular. The Lieutenant Governor's vehicle could also be accommodated there. It is also suggested that the basement of the Service Building be used for storage of equipment and supplies related to grounds maintenance as well as additional storage for Old Government House.

It is recommended that the two double storey bays closest to the river be removed to enhance the view of the river looking from Old Government House, the verandah and the gardens (see #4 below).

4.3.14 Other Buildings

The following existing buildings are recommended to be removed, for the reasons given below:

1). Gymnasium

The building has been condemned by the Dominion Fire Marshall as unfit for occupancy. No suitable use is possible without very expensive repairs and upgrading of structural, electrical and mechanical components - money which is better directed to Old Government House and the other recommended facilities. The building location, size and character also detracts from Old Government House.

2). RCMP Communication Building

There is no suitable use or historic interest for this small building which is also out of place located as it is on the burial ground site. Since this building was used for motor vehicle and helicopter repairs as well, care should be exercised when it is removed that gas, oil or other chemicals have not leaked into the underlying soil. This is especially critical since the City well is located in close proximity to the building.

3). RCMP Residence Units

This row of structures divides the site and, in themselves, have no significant historic interest. No compatible or suitable uses have been identified except for a site interpretation centre in that area.

It is proposed, therefore, to utilize the foundation and service connections of the duplex unit for that purpose, and to remove the other two single family structures. The superstructures could be sold intact for relocation on new foundations off-site. Depending on the eventual phasing of development, there may be some interim use of the buildings which might permit the buildings to remain on site until they have to be removed.

4). RCMP Garage (2 Bays)

The existing RCMP garage building is a sound and functional structure, but the high-roofed, two-bay section closest to the river is visually undesirable. It blocks the view out over the river from Old Government House and is visually incompatible with it when viewed from the grounds. Whereas the balance of the building can be successfully integrated/buffered, the high portion is an impediment to a consistent and complementary development of the main building and site.

4.3.15 Water Access

It is not proposed to provide a public boat launch facility as part of the Sheraton marina site. It is, therefore, recommended that consideration be given to incorporating a public boat launch in the area behind the Victoria Health Centre. This is the only area in the vicinity of the site which could accommodate the vehicle and trailer parking associated with such a use. The Victoria Health Centre has abundant parking on the weekends when the majority of this activity takes place.

As marina facilities and other water-based attractions are developed in the future, consideration could also be given to incorporating a boat landing or docking facility near the site. By means of water taxis, the Pioneer Princess or other boats, connections could be made from the site to these other attractions, including the historic Fort Nashwaak, if it were to be restored at some point in the future.

The whole question of marina and boat launch facilities is under review by the City. Any water access proposed for this site should be coordinated with the City's overall plan. There is some concern, for example, with an access or landing for motorized boats in close proximity to the Small Craft Aquatic Centre. These uses have been successfully integrated in other locations and there is no reason, with public education and mutual respect between water users, that the uses could not be integrated in this area.

4.4 Conceptual Program of Archaeology at Old Government House

4.4.1 Introduction

The Terms of Reference for this project required that the proposed use of the buildings and grounds be sympathetic to the archaeological integrity of the site. Although archaeology has been reflected in other sections, it was felt it deserved separate mention in this section of the report.

The opportunity as presented in the Government House Study is rare. If implemented, New Brunswick will benefit from a highly visible, unique heritage and social centre. Furthermore, the setting is pleasant and is an enhancement of the fundamental mandate of the project.

It is an opportunity that should not be missed, nor undertaken without regard for more abstract scholarly aspects of the property that may not be recognized. Naturally the largest proportion of funding for the Old Government House Project will be allocated to activities that bring the structure, grounds and parkland to the appropriate condition. While this is necessary, it has also been the goal of the study to accentuate the scholarly and educational potential of the project. Without this component, it is felt that the results could be viewed as little more than a facade of New Brunswick's rich and interesting past.

Involvement of heritage specialities, particularly at the initial stages of research and implementation, will ensure that the standards and objectives are met, and will give the project historical authenticity. Authenticity will enhance the public's understanding of the site, and of New Brunswick's past.

A program of on-going archaeological research is seen as a integral step in the process of achieving historical authenticity, one which complements the overall project purpose and one which would have positive benefits at several levels.

4.4.2 Past Archaeological Activities

To date there has been a dedicated effort to better understand and interpret the history of Old Government House. The Province has been acquiring and subsequently caring for and maintaining the Old Government House collection of furniture for over a decade. Similarly, the Province has supported historical research undertaken by several individuals.

Archaeological interest of the site dates back to 1933 when human skeletal material was uncovered during construction of a watermain. This prompted the York Sunbury Historical Society to request investigation of the area. Dr. W.H. Wintemberg of the National Museum of Canada recorded seven burials of Natives he felt dated to 1733 - 1833. That two of the burials contained skeletal remains of Natives has been confirmed by Physical Anthropologist Dr. J. Cybulski (1980).

In 1982 and 1983 the Department of Tourism, Recreation and Heritage, the Canada Employment and Immigration Commission, and the University of New Brunswick jointly sponsored an excavation to determine the archaeological potential of the site.

Excavation, directed by Fiona Christie-Boyle, uncovered 90 features including 38 burial features. The majority of features can be attributed to late 19th and 20th century disturbance. Christie-Boyle makes several statements of interest with respect to the present situation.

Paraphrased, they are:

- disturbance on the site is severe;
- considerable portion of the cemetery examined by Wintemberg is present;
- total number of burials stands at 45; and
- interned were Christian, both Native and non-Natives.

The remaining features include garbage pits, un-diagnostic pits, post-moulds, fireplaces and structural remains from later periods.

4.4.3 Benefits of a Program of Archaeology at Old Government House

Throughout the development of the proposal the concept of public access to witness the site's rich heritage was maintained. An on-going program of archaeological excavation, analysis and interpretation at Old Government House is seen as a positive addition to public access to the site's rich heritage. The program outlined here is a series of steps that progressively develop from raw data collection to the public's enhanced understanding and enjoyment of the site.

4.4.4 Provide Data

The primary reason for any archaeological excavation is to provide information about the site. In this case the information recovered archaeologically could potentially include structural details about the main building or the veranda, provide dietary information, provide information on standards of living of servants versus officials, or changes to the standard of living over a period of time. Pathways through the formal gardens may be identified, and allow for accurate reconstruction of the gardens, it could be determined if the original ground surface remains or whether it was removed, excavation in and around the buttery may lead to the conclusion that the structure was utilized for a variety of uses over the years. Fence patterns may allow for discovery, identification and subsequent reconstruction of yard areas or out buildings.

Excavation in the cemetery area could provide data on one or two levels, or could be done in phases. By simply determining the location of the burials, but not excavating them, the spatial boundary of the cemetery could be positively identified. Individual burial plots could be identified and suitably marked. The discovery of the remains of the Chapel would be important to Native and Acadian groups since little or no information is available on chapels from that period. Data on its size, placement with respect to the cemetery and river, construction techniques and furnishings would all be new information. Before any ground disturbing activity occurs in this area it must be determined whether or not structural evidence of the chapel remains.

At the second level or Phase 2, excavation of burials, if acceptable to the concerned cultural groups, would reveal data on the temporal boundary of the cemetery, the sex, age, race, general health conditions and possibly cause of death of the interned, it may also provide details on burial customs or religious beliefs.

Extensive on-going archaeological research may result in positive identification of the village of Ste Anne, its size, composition, living conditions, and generally add to the body of knowledge on Acadian life on the Saint John River.

During the restoration of Old Government House, it is recommended that an architectural historian and/or archaeologist with experience in historic restoration projects, be present on site to monitor, record and advise on any findings of historical significance that might be uncovered during renovations.

A more comprehensive review of potential features on the site is found in Appendix 5.

4.4.5 Interpretation

As a result of accumulation of the above data, interpretation of the site would be improved at two levels. New information and initial interpretations would be incorporated into the body of knowledge that researchers regularly access. This new data could be worked into a more accurate and complete understanding of the periods and events represented on the site. Second, the information could be presented to the public in a suitable and interesting format such as tours and displays or presentations.

4.4.6 Tourism

Field archaeology has complemented the interpretive program of many historic sites. The accessibility and setting of the Old Government House property makes it an ideal candidate for such a program. Visitors to the site can view archaeological methodology, the crisp excavation units, detailed recording procedures, and of course the actual excavation and recovery of tangible evidence of the past. Explanation of the method and theory by the archaeologists has been found to be of interest to a considerable range of individuals. Publicly accessible archaeological excavations are increasingly being incorporated as a component of tourism/interpretation of some historic parks and sites. This approach has been successfully employed at many sites including Signal Hill, St. John's; The Citadel, Halifax; Fortress Louisburg, Cape Breton; Fort Amherst/Port Joye, Charlottetown; Ottawa Locks, Ottawa; Fort Frontenac, Kingston. During this present field season Archaeological Services has embarked on a similar program at the Enclosure Provincial Park in Newcastle.

4.4.7 Education

The central urban location of the Old Government House property and its accessibility, are qualities that make the site an ideal candidate for educational purposes. School tours, bus tours, tours by interest groups could all be easily accommodated on the property.

For the same reasons the site is an ideal location for an archaeological field school, or a program of public archaeology.

Field crews could be drawn from the local area and could include components of Native, Acadian and other interested individuals.

Regardless of what actually is found on the site, the training in field techniques, artifact processing and analysis, exposure to site and area history, the interaction of crews with specialists and professionals would be an educational experience for all.

Schools and universities are usually anxious to place interested students into a setting where skills can be applied and developed. Some excavations arrange with local institutions to have students work at a site as partial fulfilment of programs or course work. Typical areas of study where there is a mutually satisfactory exchange include: archaeology, anthropology, history, biology, geology, surveying, photography, conservation, art, drafting.

4.4.8 Summary

The reasons to carry out archaeological research on the Old Government House property are multiple. First there may be in-ground physical evidence of the various components as outlined in Appendix 5. Briefly, they may include the Village of Ste Anne, the cemetery, or the Chapel, Old Government House and associated features. Regardless of the state of preservation of these primary features, which are presently an unknown, and should be discovered, there are other issues that accentuate the project mission.

Archaeological investigation of the Old Government House property can add substantially to the value and interpretation of the project.

A range of educational programs could be implemented. In keeping with developed criteria, the programs could be utilized by individuals from a variety of backgrounds.

Enhanced site visits would benefit tourism.

The historical significance of the site demands that archaeological resources are dealt with in a manner that can be justified from a heritage perspective.

CHAPTER 5.0

PHASE IV - IMPLEMENTATION

5.0 PHASE IV IMPLEMENTATION

5.1 Preliminary Cost Estimates

5.1.1 Cost Estimates Related to Old Government House

5.1.1.1 Engineering Analysis

The present structure is a testament to its 19th century builders. The floors and walls are straight and solid and capable of withstanding normal imposed loadings for many years to come. The building has been renovated to meet 1985 standards for fire safety, exiting requirements and compartmentalization. However, the building does not meet current code requirements with respect to energy utilization and disabled persons access.

The existing attic space is not insulated and neither are the walls (the thermal retention effect of solid masonry does equate to insulation value). The building envelope needs to be upgraded with new thermal efficient doors and windows and the attic should be insulated. The addition of a grade level entry for the disabled and the addition of an elevator for vertical access (basement, ground and second floors) plus proposed usage would be a necessity of any further renovations. Washrooms must also meet disabled access requirements.

The mechanical and electrical systems in the building have been improved and well maintained in recent years. However, these two areas would require the most creativity to meet the needs of a complete restoration of any room. All exposed heating pipes and electrical conduit would ideally be hidden from view and would not interfere with the original interior detailing. The building is not centrally air conditioned at the present time.

For the functions proposed for the building, controlled conditioning of air temperature and humidity would be required for the care of the original Old Government House furniture and other priceless artifacts to be displayed in the building. Human comfort would also be improved and benefit from such an installation. It would be possible to run ductwork in the basement level which would service the main floor and to run ductwork in the third floor which would service the second floor, thereby eliminating any exposed ductwork in the publicly restored areas of the building.

There are on-going maintenance problems with this building, as with any older facility, which would apply to the proposed usages. The roofing leaks in several places and requires annual patching. There are leaks in the windows. The oil-fired boilers were upgraded eight years ago but the burners should be replaced. The radiator system has air blockage problems and must be maintained regularly. The underground oil tank must be replaced and adhere to current provincial government standards. The underground gasoline tank beside the garage must also be removed from its current location. Both tanks should have been replaced before June 30, 1989 in accordance with existing Provincial legislation. Finally the mortar and stonework which is now being exposed to the ravages of acid rain will require a program of cleaning and mortar replacement in order to insure its longevity.

5.1.1.2 Capital Costs

Based upon the renovations and additions as described in Section 4.2.3, this section presents preliminary capital cost estimates. All cost estimates in this report are given in 1990 dollars. It should be noted that these costs are based strictly on the general concept plans as presented and were arrived at by applying general square footage costs for typical types of floor space for similar renovations and construction. They serve to illustrate the approximate level of investment that would be required to redevelop the 2,064 m^2 building as indicated on the attached floor plans.

A factor to be considered in the total cost of this project is the Treasury Board policy that government departments, including Public Works Canada, dispose of surplus property at market value. Normally, the market value is established through two or more independent appraisals of the property. To date only one appraisal has been received by Public Works Canada with appraised value estimated to be approximately $2 million. The matter of property value would likely be a major subject of negotiation between the federal and provincial governments.

The capital cost breakdown (exclusive of property acquisition) is as follows:

1).	Remedial Costs (Upgrade/replace roof, windows, doors, insulation, heating system, etc.)	$1,545,000
2).	Elevator/Disabled Access	155,000
3).	Restore Ground Floor	1,800,000
4).	Furnish Ground Floor	275,000
5).	Renovate Basement	150,000
6).	Renovate Second Floor	850,000
7).	Renovate Third Floor	115,000
8).	Furnish Second and Third Floors	50,000
9).	Cultural Interpretation Centre (Exhibit and costume design, fabrication, artifact acquisition/reproduction and conservation, maquettes and publications/literature)	200,000
	Sub-Total	$5,140,000
	Architectural/Engineering Fees (10%) and Contingency (10%)	$1,028,000
	TOTAL ESTIMATED COST	***$6,168,000***

5.1.1.3 Operation and Maintenance Cost Estimates

The preliminary cost estimates (1990 dollars) related to the operation and maintenance of Old Government House will be influenced by the level of capital investment. If more funds are expended initially on items such as roof, windows, doors, insulation, etc. then operation and maintenance costs could be reduced accordingly.

The latest figures supplied by the RCMP indicated that the annual operation and maintenance costs associated with the building were approximately $250,000 during the final few years of operation. During 1988, for example, the operating costs included oil at $27,000; electrical at $9,000; grounds maintenance at $20,000; snow removal at $5,000; and security at $87,000. This leaves other general maintenance and services at approximately $102,000. It should be pointed out that there was a considerable amount of general maintenance carried out in the last few years of RCMP occupation in the main building as well as in the residences.

Based on discussions with Department of Supply and Services officials regarding operation and maintenance costs of other similar government buildings, on the cost associated with similar renovations and on the anticipated capital expenditures as outlined in the previous section, the operating and maintenance costs associated with Old Government House is anticipated to be in the $150,000 to $180,000 range. This includes heating, electrical, security and snow removal as well as general maintenance.

Although not normally considered part of building operating and maintenance costs the staff required for the proposed building functions was estimated. In terms of staffing for the building, it is anticipated that there would be the following requirements:

1).	Lieutenant Governor's support staff and related expenses will remain similar to present.	$230,000
2).	The Provincial Protocol Office including support staff similar to present.	$120,000
3).	The interpretation centre operational staff would require a curator, 2 full-time interpreters, 2 part-time interpreters as well as 2 researchers.	$130,000
4).	Security - a full-time commissionaire assisted by interpretation centre staff. (This figure was also included under operation and maintenance of building.)	$75,000

5.1.2 Cost Estimates Related to Grounds and Other Buildings

5.1.2.1 Capital Cost

Preliminary estimates for capital costs for the grounds and ancillary buildings are based on the items described in Section 4.3 and shown on the Conceptual Site Plan. It should be noted, therefore, that these are not detailed architectural or engineering estimates. They are to be considered as preliminary cost estimates for typical facilities outlined. They serve to illustrate the approximate level of investment which would likely be required to develop the site plan as indicated. It should be pointed out that these costs could be spread over many years (see Section 5.2.2 for suggested phasing). The estimated costs are outlined as follows:

Item		Preliminary Cost Estimate
1.	Main Entrance to Old Government House - gates, gravel drive, pedestrian plaza, reflecting pool, flagpoles, sculpture and lighting.	$250,000
2.	Restoration of Old Government House rear gardens as per 1860's - pathways, gardens, fences	$30,000
3.	Parking and maintenance areas - asphalt paving, concrete curbs, lighting	$275,000
4.	Cemetery enhancement - fencing, crosses, cenotaph, chapel	$100,000
5.	Picnic/Entertainment Area - 3 picnic shelters, washrooms, amphitheatre	$160,000
6.	General Landscaping - regrading and topsoil where required berms, seeding and sodding, crushed stone path system, trees and shrubs, removal/thinning of existing trees especially along riverbank, seating, trash receptacles, signage, lighting on path system	$940,000
7.	Interpretation Centre - new superstructure on existing foundation - typical furnishings and contents	$200,000
8.	Archaeological Dig - cameras, computers, furniture	$10,000
9.	Renovations to Service Building - removal of two end bays, reorientation of entrance bays	$120,000
10.	Demolition of Gymnasium	$25,000
11.	Relocation of three residence superstructures - assume revenue from sale covers removal and site reclamation costs	

Item		Preliminary Cost Estimate
12.	Demolition of Communications Building	$5,000
13.	Sculptures - assume endowment fund set up for sculptures, initially set up by government ($150,000) and growth dependent on private sponsorships and donations. Perhaps fund a sculpture every 3 years.	$150,000
14.	Maintenance Equipment - initial purchase of ride-on lawnmower and additional hand equipment	$25,000
	Sub-Total	$2,290,000
	Contingency and Design Fees (20%)	$458,000
	TOTAL ESTIMATED CAPITAL COST	***$2,748,000***

5.1.2.2 Operation and Maintenance Costs

The operation and maintenance cost with respect to the grounds would include annual planting as well as on-going maintenance of lawns, trees, shrubs, path systems, washrooms, shelters, stage, and reflecting pools. It would also include the operation and upkeep of the service building and maintenance equipment.

These costs are based on the operation and maintenance of the grounds being the responsibility of the City of Fredericton through the Parks and Trees Division of the Department of Public Works. The City has a full time caretaker for both Wilmot Park and Odell Park as well as part-time summer staff based out of its Wilmot Park office. The regular public works crews and the Recreation Department's maintenance department also assist with some maintenance aspects. There are several options the City might consider. Discussions with officials of the Public Works Department indicates the easiest way may be to have the new caretaker of Wilmot Park (who will reside in the Park) also be responsible for the Old Government House Grounds. The services building on the Old Government House site could house City maintenance equipment required to service Wilmot Park as well as the Old Government House grounds. Additional seasonal staff would be required for maintenance. The City has its own landscape personnel who are now working on a plan to add some Victorian landscaping to Wilmot Park. This would complement the Old Government House grounds development.

It is estimated that the City would have to add approximately 2 more summer (April 15 to October 15) maintenance personnel as well as a mower and some hand equipment to its present complement in order to adequately operate and maintain the grounds.

Estimated Cost: $30,000

Annual cost of maintenance of the burial grounds.

Estimated Cost: $5,000

It is also assumed that the cost associated with operating the on-site Interpretation Centre and the archaeological dig would be borne by the Department of Tourism, Recreation and Heritage. The Native and Acadians may be able to access funding to assist with the On-Site Interpretation Centre. The archaeological dig is estimated at $50,000 annually while the On-Site Interpretation Centre would add approximately $50,000 in salaries and $20,000 in operating and maintenance costs.

Estimated Cost: $120,000

TOTAL ESTIMATED OPERATIONS AND MAINTENANCE COST: $155,000

5.2 Phasing of Development

5.2.1 Old Government House

Regardless of the phasing chosen, the first priority is to have a decision and commitment made to the project.

Project start-up would depend on the success of negotiations regarding ownership, funding and cost sharing. Once the project received official authorization it is estimated that the renovation of Old Government House could be completed within a year and a half to two year period provided immediate and total funding were available. Although this timing is possible, if a longer term phasing is preferred to spread costs over a longer period of time, it is suggested that a reasonable schedule could be accommodated over a four year time frame. This schedule could be broken down into the following phases.

1).	Detail planning and design, cost estimates, contract preparation, tender calls and award.	1 year
2).	Renovation of Office Quarters for Lieutenant Governor and compatible office as well as the official reception rooms/exhibit space.	1.5 years
3).	Renovations to Second Floor for Interpretation Centre.	1 year
4).	Renovations to Basement and Third Floor.	0.5 year
	ELAPSED TIME	***4 YEARS***

Figure 5.1 following contains a graphical representation of the building phasing in the context of the overall project.

5.2.2 Grounds and Ancillary Buildings

Improvements to the grounds and ancillary buildings could begin immediately upon finalization of the components of the development plan. The phasing of improvements is influenced by the following factors:

1). *The Timing of Components of Old Government House*

- Although not absolutely necessary, it would be preferable if the timing of the aspects related to the on-site interpretation centre were to occur simultaneously with the development of the cultural interpretation centre in the main building. It would be ideal to reinforce the impact of the cultural interpretation centre with the enhancement of the cemetery and the operation of the on-site interpretation centre and the archaeological dig. These latter components could proceed without the cultural interpretation centre but the impact would not be as significant and the tourism and education benefits would not be as great.

- The services building (former garage) could be used as an interim base of operations for renovations to Old Government House. Upon completion of Old Government House a portion of it would be needed to house the Lieutenant Governor's Limousine and, as the grounds/pathways were completed, it would be required to house the maintenance/service equipment.

- The present residences could also fulfill similar interim uses related to Old Government House as well as the on-site interpretation centre, the archaeological dig and the cemetery improvements. The communications building may also serve an interim function for some on-site construction.

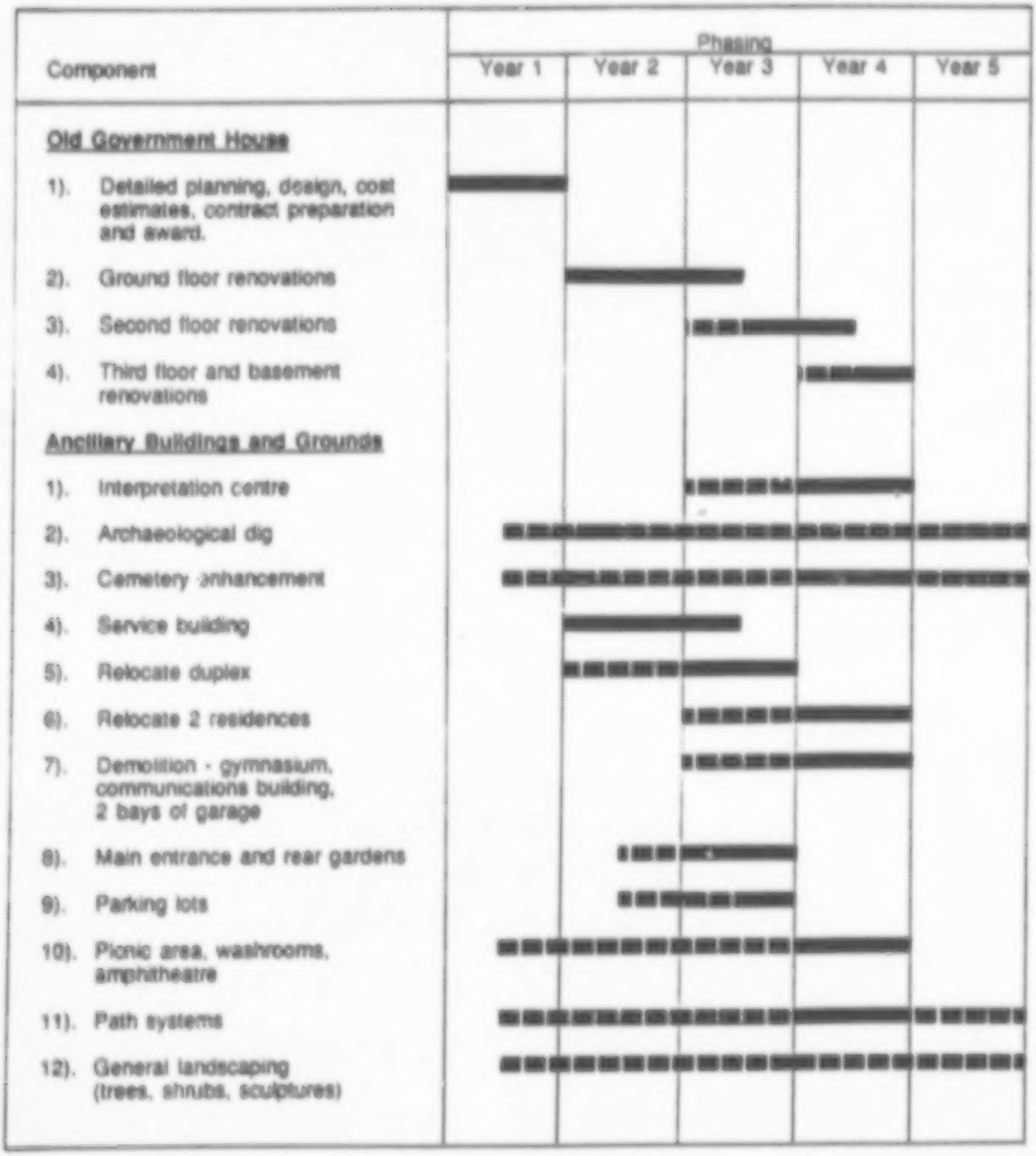
- The residences, communications building, gymnasium and the two bays of the service building should be removed before Old Government House renovations are completed.

- The main entrance and rear gardens should also be completed before any components of the Old Government House are opened.

- The eastern parking lot would be required upon the opening of Old Government House or the on-site interpretation centre and archaeological dig if they were to precede the opening of Old Government House.

Figure 5.1

PROJECT PHASING



Note: ▬▬▬ signifies latest construction period in order to meet overall schedule.

▪▪▪▪▪▪ indicates period when construction could start if approvals and funding were in place.

2). *The Timing With Respect to Completion of the Sheraton Hotel Complex*

o The Old Government House project will compliment the proposed Sheraton Hotel. The hotel complex is presently scheduled for completion by the fall of 1991 and the developers have indicated conventions are being booked based on that start-up date. The public parking lot at the west end of the site should thus be ready and able to accommodate people visiting the picnic area or the amphitheatre. This means there would also be a demand from hotel guests and tourists to use the path system which could then be linked to the Small Crafts Aquatic Centre and the City Centre/West End developments. The hotel developers have indicated a willingness to cooperate on the planning and provision of interlinking path systems, access and parking elements.

The picnic area facilities and amphitheatre could certainly be facilities which could be utilized any time for on-going events in the City such as River Jubilee Days, Native and Acadian Games, festivals, Canada Day and New Brunswick Day events, water based events, etc.

Work on the path system linking the Sheraton Complex to the Small Crafts Aquatic Centre through the site could start any time and would no doubt be utilized immediately.

3). *The Ability of Native and Acadian Groups to Respond*

o The enhancement of the cemetery and the on-site interpretation centre depends on the ability of the Native and Acadian groups associated with the site to respond with the planning and development of these components and their integration with other site components such as the archaeological dig. These items could become attractions in themselves even before or as a build-up to the opening of Old Government House as the Lieutenant Governor's office and the cultural interpretation centre.

4). *The Ability of the City to Respond*

o The City's ability to respond to the maintenance requirements for the grounds, gardens and path system will influence the timing of development as well as the appearance and impression of the site. The grounds must be well maintained from day one in order to reinforce and enhance the City's reputation as one of the cleanest and most beautiful cities in the country.

5). *The Availability of Funding*

o It is obvious that the availability of funding will influence the timing and completion of various components of the project.

Given the timing suggested in Section 5.2.1 for Old Government House it is suggested that the time frame shown in Figure 5.1 be considered as a realistic guideline for the grounds and ancillary buildings.

5.3 Management and Funding Considerations

5.3.1 General Responsibility

The management structure eventually chosen for the development of Old Government House depends on ownership and the options chosen for funding.

It would be ideal if the present owners, the Federal Government, were to remain the owners of this national historic site and assume all responsibility for the development and operation of the site as proposed. Given current economic and political realities, this scenario is not likely to happen, although it is an option.

Given that both federal and provincial governments share possession of the land, that both levels are inherently associated with the history of the site and that both levels are involved in the recommended uses, it only seems realistic and equitable that both levels share in the funding and support of the recommended redevelopment. Given the benefits to be derived by the City of Fredericton and its residents, it is also reasonable that the City contribute to the site's redevelopment.

If this basic premise of joint responsibility is considered acceptable, it then remains to determine the most equitable and effective means of funding and managing the proposed redevelopment.

5.3.2 Management Considerations

Given the public use nature of the recommended options for Old Government House, it is obvious that the ownership and management of the project must fall to the Federal and/or Provincial governments. As pointed out in the previous section, one option would be continued Federal ownership and management of the building. However, the federal government has declared the building surplus to its needs and no federal departments have expressed an interest in reuse of the building.

The Province of New Brunswick has expressed interest on several occasions in acquiring the building at a nominal value for purposes of restoring the building to a suitable use and as a Protected Heritage Site under the terms and conditions of the Historic Sites Protection Act. Negotiations between the federal and provincial governments have been sporadic since they were initiated by André Richard, then Minister of Public Works for Canada, in the 1960's. Negotiations since that time have obviously not come to any definite conclusion about the future use of Old Government House and its grounds.

Over the past 20 years the Province has been obtaining what it can of the original Old Government House furniture which was sold at public auctions in the late 1890's. This collection has been assembled at considerable expense and is presently being stored under environmentally controlled conditions at the New Brunswick Heritage Collection Centre.

Based on the past history of negotiations, the current status and expressions of interest as well as past recommendations of federal and provincial agencies, the most reasonable option would appear to be for the federal government to turn ownership and management of the building and grounds over to the provincial government.
In a recent response (June 1989) to the Minister of Environment after being asked for advice on the proposed disposal of Old Government House, the Board of the Federal Heritage Buildings Review Office (FHBRO) expressed surprise and concern that the future of such a significant building, under Federal stewardship, should be in question. Consequently, the Board of FHBRO recommended that:

> "In view of the exceptional importance of this building -- for many years the residence of the Lieutenant Governor of the Province -- to the political and architectural history of New Brunswick and of Canada, the Minister take all appropriate measures to effect the return of Old Government House and its grounds to the care and custody of the Province for continued suitable and sympathetic public use."

The 1989 report went on to point out:

> "the fact that the Board has seldom, if ever, made so explicit a recommendation concerning the disposal of property held by another federal department is an indication of the extreme importance which it attaches to this building and its continued survival in public use."

Although we conclude that the building and grounds should be turned over to the Province, this does not absolve the federal government from further involvement and contribution to the project. After examining management and funding options (outlined in more detail in the following section) we feel this issue would best be resolved by means of a negotiated heritage agreement between the federal and provincial governments. This agreement would see the building and grounds turned over to the Provincial government which would then become responsible for the operation and maintenance of the site. Because of the undisputed importance of the building as a national historic site and given the recommended reuse with a restored Lieutenant Governor's presence and with the historical, cultural and archaeological interpretation of the building and site, the project would be eligible for cost shared funding with the Canadian Parks Service of Environment Canada.

It must be recognized as part of the negotiated heritage agreement that the past history of federal heritage expenditures for New Brunswick leaves room for special consideration for this important project. Examination of Parks Canada funding in the Atlantic area for heritage projects during the past 30 years (1960 - 1989) reveals a large imbalance. Figures prepared by the Heritage Branch based on information from the Canadian Parks Service indicates that New Brunswick has received $2,588,287 (4 percent) over that period compared to $13,168,814 (23 percent) for Newfoundland and $41,892,151 (73 percent) for Nova Scotia. Prince Edward Island was not included because it could not be isolated from other Canadian Parks Service developments on the Island. However, major contributions have been made to the restoration of the Legislature and Lieutenant Governor's residence in Prince Edward Island.

The discrepancy in funding could be made up through a major federal contribution to the front end capital costs for the Old Government House project. The exact amount would be a matter of negotiation and would likely depend on the assistance able to be realized from other sources. Thus the federal contribution would be this capital funding plus the sale of the building and grounds to the province for a nominal amount.

It is proposed that the Province would then be responsible for the on-going operation and maintenance posts associated with the Lieutenant Governor's Office, the other compatible office space as well as the cultural interpretation centre. This would include staffing associated with these various uses as well as the operation and maintenance of the renovated buildings.

As the Province assumes ownership and management responsibility, it is anticipated that several departments would be affected. It is assumed that the buildings and grounds would be designated as a Protected Historic Site under Section 2(1) of the Historic Sites Protection Act. The Heritage Branch of the Department of Tourism, Recreation and Heritage would be responsible for the operation of the Cultural Interpretation Centre while the Archaeological Services Branch would direct the operations related to the archaeological dig. Both branches would likely become involved in the on-site interpretation centre with assistance from the local Native and Acadian groups. These two groups would also be involved in any plans affecting the cemetery.

The operation and maintenance of the office functions related to the Lieutenant Governor's office and other compatible office space would likely continue to fall under the budget of the Department of Supply and Services, while the budget related to staff salaries and expenses would come under the Department of Finance.

It is proposed that the City through its Public Works Department would be responsible for maintenance of the grounds. This would include care of all lawns, gardens, path systems and parking lots. Provision has been made for City equipment to be housed in the services building on-site. The City presently provides similar care and maintenance of the adjacent Wilmot Park and the nearby Odell Park as well as the riverfront green areas and path systems. The Old Government House site would become a logical extension of those existing responsibilities. It is anticipated that the City would have a maintenance contract with the Province for the provision of these services.

With a management structure as described above it may be appropriate to form an Advisory Committee or a Board with various provincial, city, Native, Acadian and Loyalist group representatives. This group would meet semi-annually or quarterly to provide advice and direction on management policies related to the whole site. Depending upon the funding arrangements that result from federal-provincial negotiations, it may also be advantageous to have a Board or similar structure such as the Board set up for the Military Compound in Fredericton or the Corporation which was set up for Kings Landing Historical Settlement. Often a Board or Corporation can obtain funding from agencies or programs for which the Province may not be eligible. For instance, the Province is not an eligible applicant for employment programs under the Canadian Job Strategy or for ACOA funding whereas a Board or Corporation may be. Where such an approach is desirable, a Board or Corporation can also lobby more effectively than can the Province.

5.3.3 Funding Sources

Potential funding sources were reviewed and discussed with City, provincial and federal officials as well as representatives of other groups such as the Natives, Acadians and some museum officials.

The list of current funding sources which could be considered for various components of the project include the following:

1). Museum Assistance Program

This program, under the Federal Department of Communications, has just undergone a review and new policies have been developed. Under this program provision is made for financial assistance on a 50/50 cost shared basis up to a maximum of $500,000. Eligible costs include capital and equipment requirements as well as planning and infrastructure support. There also is a requirement that the facility be operated on a year round basis. There is potential to use this program for some components of the Cultural Interpretation Centre and the restored furniture displays.

2). Cultural Initiatives Program

This is a new program under the Department of Communications similar to the Museum Assistance Program but it provides for cost sharing on a 50/50 basis up to a maximum of $1 million and is more flexible that the Museum Assistance Program. It would be more appropriate given the scale and nature of the proposed project.

3). **Cost Sharing Program**

This program is available under the federal Department of Environment, Canadian Parks Service. Discussions with Department officials indicate the recommended uses for Old Government House would be eligible under this program and that up to $1 million could be available in the 1992 budget year.

4). **Canadian Jobs Strategy**

Under Employment and Immigration Canada these represent different employment programs which pay partial or total salaries for employment creation. Typically, the Province is not an eligible applicant and this would be a case where a Board or Corporation structure might prove useful to access funding. These programs may be useful in some aspects of this project, but it may not be advisable for many components of a project of this magnitude.

5). **Development Assistance Program**

This program under the Regional Development Corporation provides grants to top up capital requirements of federal or provincial employment development programs. Typically the maximum is $50,000 per project and the employment program must be in place to qualify.

6). **Atlantic Canada Opportunities Agency (ACOA)**

ACOA could be a source of assistance for the project as a whole or for some of its components. Assistance for regional economic development includes cultural and heritage activities, however, the heritage community has not aggressively pursued this source of funding and typically, a strong lobby is required to obtain funds for cultural activities. Since the Province would not be an eligible applicant, this source would have to be pursued by a Board, Commission or Corporation.

7). **National Capital Commission**

Canada's 125th anniversary is in 1992 and there is a possibility that funds may be available under the auspices of the National Capital Commission for projects that commemorate Canada's heritage and culture. Although eligibility requirements and details are not yet available, it would appear the Old Government House project, with its strong emphasis on cultural integration and the historical interpretation associated with a building that had a strong role to play in New Brunswick's entry into Confederation, would be a natural project worthy of support.

8). Cultural Sub-Agreement

It is understood that a cultural sub-agreement has been negotiated between the federal and provincial governments but it has not yet been signed or announced. If it becomes reality, this would certainly appear to be a potential source of funds for the Old Government House project.

9). Provincial Programs

There are no programs of the provincial government that could provide a significant amount to this project. The Community Museums program, for instance, has a budget of $260,000 to assist over 70 institutions in the Province.

The major source of provincial assistance, if the Province becomes the owner and responsible for administration, would be through the regular department budgets. Given current efforts at restraint and emphasis on deficit reduction, strong support would be required to allocate significant funding for heritage and cultural projects.

10). City of Fredericton

The City has no specific programs which could be dedicated to this project. Financial assistance from the City would only likely come through specific department budgets --- mainly public works, recreation or tourism. In light of this, it is suggested that the City's contribution come in the form of management and responsibility for the maintenance of grounds, landscaping and path systems.

11). Native Programs

Discussions with Native representatives indicated that funding would likely be available for components of the project such as enhancement of the burial ground, the on-site interpretation centre and the native component of the cultural interpretation centre in the main building. These funds would be available under the Canadian Aboriginal Economic Development Strategy (CAEDS) which recently replaced the Native Economic Development Program (NEDP). There may also be a possibility for funding through the Department of Indian Affairs which might also be able to access funds through CEIC as well as Industry Science Technology Canada (ISTC). Specific proposals would have to be submitted in order to determine which components would qualify for funding.

12). Acadian Programs

Although no specific programs are available strictly for Acadian projects, Acadian groups would qualify for assistance of cultural projects through the Secretary of State which has a mandate to assist with cultural activities. This may be able to assist with components such as the cultural or on-site interpretation centres.

13). Fees or Charges

Revenue generating uses such as accommodations, restaurants, gift shops, conference facilities and offices in conjunction with the main building were ruled out because they did not meet the terms of reference and evaluation criteria or because they were not favoured by the Steering Committee. This left the question of whether or not a fee should be charged for the building or interpretation centre.

The question of a fee or charge for use of a public facility always brings a mixed reaction. The general consensus with respect to Old Government House from city and provincial officials familiar with this situation does not favour the imposition of fees for admission to Old Government House itself or attractions on its grounds.

While fees generate some revenue, it is often not enough to cover the administration charges associated with personnel required to collect the fees or police the activities or facilities. There is also a general view that fees deter use. Discussions with officials of the Department of Tourism, Recreation and Heritage indicate that recent experience in British Columbia resulted in a 25 percent drop in attendance when user fees were assessed.

Alberta also does not favour user fees but it does endorse voluntary donations, the proceeds of which are recycled into programming for facilities. In one instance, an Alberta facility used the funds thus generated to purchase a van to transport disabled people who wished to visit the facility while in another case the revenues raised went toward a scholarship identified with the facility. Some facilities have a volunteer group who collect voluntary donations at the door. A group such as a "Friends of Old Government House" could serve such a function as well as receiving other donations to the facility.

In addition to some revenue generation, the other benefit to a fee charge is that it provides a form of control over patrons of the facility. The fact that there might even be a nominal fee may deter any undesirable element that might be attracted to the facility.

If it is decided to charge a fee, it should be on a nominal or volunteer basis. Based upon visitation figures at other City attractions, such as the York Sunbury Historical Museum and the Beaverbrook Art Gallery, it could be anticipated that Old Government House would draw over 20,000 visitors during the April to October tourist season. This would be augmented by year round operation and solicitation of additional bus tours and other packages as well as by the presence of the Sheraton Hotel. The grounds and its features (picnics, amphitheatre, burial grounds, festivals, archaeological dig, etc.) could draw thousands depending on the scale of activities, donations, etc. Despite the fact that the direct revenue from the site may be low, it is expected that the site will draw many new visitors to the Capital City as well as enticing visitors to stay longer. This development will thus result in spin-off benefits and revenue for all aspects of Fredericton's commercial, retail and tourism sectors.

It is also difficult to place a monetary value on the pride, enthusiasm and spirit that the project will generate for local residents as well as the educational value to students from all over the Province.

It is recommended that this issue be further discussed by the Advisory Committee or Board with input from provincial and city officials at a more detailed stage of development.

After review of the various sources of funding and discussions with provincial and federal representatives familiar with these programs, it was concluded that, although most aspects of the Old Government House project would qualify for assistance under these various programs, these mechanisms that are in place are only a partial fit and not appropriate to the importance and scale of the project. It was concluded, therefore, that the project should be handled through a negotiated heritage agreement between the federal and provincial governments. The assistance provided under such an agreement could conceivably involve some funding under the programs listed above, however, the importance of the project in both a national and provincial context deserves that it be treated as a special project.

Although there is some feeling that existing cultural and heritage facilities in New Brunswick are not adequately supported with federal and provincial funding, discussions with city, provincial and local museum officials indicated that the Old Government House project is considered as a special and unique opportunity that would complement and support other heritage projects in the city and the province.

A negotiated heritage agreement will require strong support from our provincial and federal elected representatives. If the response to the request for public submissions and the interviews conducted for this project are any indication, the elected representatives should have a tremendous amount of support from their constituents. If our provincial and city departments, which would be responsible for the operation and maintenance of the project, are supported with adequate funding, there is no doubt that their knowledge, enthusiasm and expertise would result in a first rate project of which all residents could be proud.

5.4 Other Implementation Measures

Sections 5.1, 5.2 and 5.3 presented cost estimates, phasing considerations, suggested management structure and potential funding sources. Although there were definite recommendations made with respect to many of these components, there were some aspects where further discussions or negotiations are required. There are also further meetings to be held, applications for funding, solicitation of support, etc. required in order to implement the project.

The following list contains suggested steps for implementation of the project as presently envisaged. Once more detailed designs are completed and negotiations on ownership, management and funding are held, there may be additional measures that have to be added or changes made to the priority or order associated with the implementation measures.

Once the concept plans are approved, the major implementation measures could include the following:

1). **On-going role of Steering Committee.** It is envisaged that the current Steering Committee would continue to function until an on-going Advisory Committee of some type were formed. The Steering Committee would thus serve as the vehicle to ensure implementation of the early phases of the project and to provide some continuity between the study and implementation phases of the project. Continuity would be further assured if some members of the Steering Committee were retained on any Advisory Committee which might be formed.

2). **Solicit support from all sources.** As soon as there appears to be consensus on the concept plans as envisaged, the three levels of government should set up an Advisory Committee. This Committee would be made up of representatives of the Province, the City, the Federal Government, the Natives, Acadians, Loyalists and other influential groups or individuals with keen interest and support for the development of Old Government House. This group could possibly take the form of a Board, Commission or Corporation as discussed earlier.

Fund raising will be more successful with a strong base of community support. Support must come not only from the Steering Committee but also from our municipal, provincial and federal politicians who must be strongly committed to the project. It is obvious from the number and quality of submissions for this study that there is already strong support among the interest groups and the general public in the City. Perhaps a committee could be organized such as "Friends of Old Government House" to help organize local support and donations and to reinforce the efforts of the Advisory Committee and our elected representatives.

3). **Negotiation of Cooperative Heritage Agreement between the federal and provincial governments.** These discussions would include issues related to ownership, management and funding as well as implementation.

4). **Historical Burial Grounds.** It is imperative that Native groups have on-going involvement and participation in the planning and development of the Old Government House property. It is recommended that Native groups be represented on any Boards or Commissions which may be set up to oversee the development of the property.

As pointed out earlier in Section 1.3 Historical Sketch, the 4.15 acres of land on which the cemetery is located was granted to the Native people of Pointe Ste. Anne in 1779. In 1786, with the creation of the Province of New Brunswick, all landowners were given one year to re-register their title deeds. The grant of the 4.16 acres was not re-registered and, subsequently, the property reverted to the Crown. There is also some confusion in the historic documentation as to whether or not the 4.16 acres was included in subsequent sales of the surrounding property. However, the Union the New Brunswick Indians still claim ownership of the land.

It is obvious that this site is a critical component of the project, and therefore, continuing and active involvement by representatives of Native groups in any planning for the site is essential.

5). **The Province set up an Advisory Committee, Board or similar structure to advise on policy decisions with respect to development of the site.** This many grow out of the Committee referred to in 1). above.

6). **Preparation of detailed building and site plans.** This would include more detailed site plans and construction drawings related to Old Government House, ancillary buildings and the grounds. This would also enable more detailed cost estimates with respect to capital and operating costs. This will also require a decision on who will occupy the compatible office space in the east wing of the ground floor.

7). **Province initiate discussions with the City regarding contract for maintenance of the grounds.** The discussion should also include determination of who would best be responsible for scheduling of activities affecting the site. For example, is the City in the best position to schedule events at the amphitheatre and the picnic site, similar to what it does now at Officers Square and the Small Crafts Aquatic Centre, or should it be done by the Province.

8). **Review of zoning requirements.** The whole site appears to be zoned correctly for the suggested activities. A ruling would have to be made on whether the Park (P) zoning should change for the amphitheatre, if it is decided to charge for use of the facility. In the past there have been problems associated with charging a fee for activities on Park land.

9). **Province initiate discussions with the Union of New Brunswick Indians, La Société d'histoire de la rivière St-Jean and Loyalist groups** concerning each group's input to development of plans for the Cultural Interpretation Centre, the enhancement of the cemetery and the on-site interpretation centre. The Union of New Brunswick Indians should also be asked to develop a flag which could be flown at the main entrance pool. The Union has indicated it would probably adapt its logo for use on a flag.

10). **Province consider official designation of the buildings and grounds as a Protected Historic Site under the terms and conditions of the Historic Sites Protection Act.**

11). **Province apply, through a Board, Commission or Corporation if required, for additional sources of funding as identified in Section 5.3.3.** This will obviously depend on the funding arrangements negotiated through the Cooperative Heritage Agreement. The Province should also approach the City as well as the Native and Acadian groups to determine if there are funds available through sources listed in Section 5.3.3.

12). **Province apply for other licences or permits that may be required.** This would depend on the nature of kitchen/cafeteria facilities as well as liquor licenses, if required for licensed premises.

It is assumed that these implementation measures would consume approximately one year from the time of approval and acceptance of the concept plans. Once the basic decisions on ownership, management structure and funding are confirmed, these implementation measures could occur concurrently with the detailed planning and design for the building and grounds.

CHAPTER 6.0

RESIDENTIAL OPTION

6.0 RESIDENTIAL OPTION

6.1 General

As described in Section 3.1.3 and in Appendix 4, the project team and the Steering Committee recommended that the preferred option for the reuse of Old Government House would not include the residence of the Lieutenant Governor. However, because the original use of the building was as the residence of the Lieutenant Governor, it was decided that an option be prepared indicating how the residence of the Lieutenant Governor could be accommodated in the building. The analysis also included determination of what ramifications such a use would have for other components of the recommended option. The residential option provides an indication of how floor plans could be arranged and what the cost implications would be, if during the course of future negotiations, the government in its wisdom decided to support the use of the building as the residence of the Lieutenant Governor.

The sections which follow include:

1). A general description, including floor plans, of the Lieutenant Governor's residence and the subsequent changes to the building which would be necessary to accommodate the residence function.

2). A description of the changes required to the recommended conceptual plans in order to accommodate the residence component.

3). Cost estimates for the residential option including changes to the recommended conceptual plans.

6.2 Floor Plans For Residential Component

6.2.1 General

The residential component to be included in this option includes the residence of the Lieutenant Governor as well as space to accommodate visiting dignitaries. The central space and the west wing on both the second and third floors are required to provide suitable space for the Lieutenant Governor and his or her family while the east wing on both floors is proposed to accommodate the visiting dignitaries.

The second floor is more appropriate for the main living and entertainment functions of the Lieutenant Governor as well as for the visiting dignitaries suite. The visiting dignitaries suite, for example, includes the main bedroom for the visiting dignitary as well as bedrooms for support staff such as a bodyguard or lady-in-waiting, in the case of royal visitors. The third floor would be used to accommodate the family of the Lieutenant Governor or his/her personal visitors while the visiting dignitaries area on the third floor would accommodate support staff such as valets, chauffeurs, dressers, etc.

The use of the second and third floors as residential displaces the Cultural Interpretation Centre and the Old Government House Furniture Collection. The sections which follow present the details on a floor by floor basis. The second and third floors constitute the major changes to the building and will be discussed first. The changes to the ground floor and basement then follow.

6.2.2 Second Floor Plan - Drawing B-1

Lieutenant Governor's Residence

The second floor is sufficient in size to become an apartment for the Lieutenant Governor and family plus accommodation for visiting dignitaries. In the design, there is allowance for a formal living room or parlour surrounding a fireplace. This room would be used for private entertaining of guests.

It is connected to a formal dining room overlooking the river through the "bay window" section of the building. A butler's pantry would join the two rooms and provide storage of serving and entertaining items. A kitchen could be placed between the dining area and corridor with allowance for a pantry/storage room. A washroom with access from the corridor would complete this side of the apartment.

The south side of the corridor is intended to be more private. A den/library could be located opposite the parlour. French doors could be installed into the corridor walls to gain entry into both of these rooms. The lift from the Lieutenant Governor's office would access the corridor near the internal stairs to the third floor. The master bedroom suite is placed at the end of the corridor for privacy. This area would be sufficiently large to provide a comfortable room with a view to the south.

Visiting Dignitaries Suite

The east end of this floor between the major bearing walls provides space for a luxurious suite overlooking the river for visiting dignitaries. This room would become the "Royal Suite" during regal visits to the Province. Across the corridor are two bedrooms plus facilities for support staff of the visitor. For instance, for a royal visitor these rooms could accommodate a body guard or a lady-in-waiting. This wing can be sealed off for security and combined with the third floor for bedroom space for additional support staff.

6.2.3 Third Floor Plan - Drawing B-2

Family Quarters

The west end of this floor is tied internally via an existing staircase. This would allow the upstairs to be used for family or personal guest bedrooms. Three bedrooms plus a family room are allowed for. This area would be sectioned off from the remainder of the floor at the main bearing wall.

Housekeeper's Suite

The middle section of the floor provides space for the live-in housekeeper and/or cook. Presently there is a resident cook in the Lieutenant Governor's residence. There would be sufficient space to provide a small apartment for up to two people.

Visiting Support Staff Quarters

The east end of the top floor would be connected to the dignitary's suite on the second floor. This area allows for three additional bedrooms with a fourth bedroom or common room designated for the dignitary's support staff such as valets, dressers, chauffeurs, etc. This section may be sealed off with doors at the main bearing wall junctions for security purposes.

6.2.4 Ground Floor Plan - Drawing B-3

Lieutenant Governor's Office & Public Reception

This floor remains largely as designed in the recommended option with the notable exception of the east wing rooms. Since the Old Government House furniture collection is being displaced from the second floor, it is recommended that this collection remain in the building. The two large rooms, one facing south and the other towards the river, could work well in this capacity since access to the rooms can be controlled in terms of security. The rooms can be air conditioned with equipment located in the basement.

The implication of relocating the Old Government House furniture collection to this area is that the primary recommended usage - Protocol Officer and Support Staff - must be displaced out of the building. There would appear to be no other suitable location for these offices within the building.

There are a few other modifications to the ground floor plan which are also valid suggestions to add to the primary recommendations. A coat room has been added which is accessible from the main corridor. For large public functions, such as the New Years Levee, temporary coat accommodation could be added in the corridor.

A private washroom is recommended to be placed adjacent to the Lieutenant Governor's office. This would be more convenient than the existing washroom which is located in the basement. A wheelchair type hydraulic lift is also recommended to ease any difficulties in getting upstairs. This lift would terminate at the Lieutenant Governor's apartment on the second floor.

The remainder of the floor plan would remain as designed in the recommended option. A section of the verandah on the west end could be partitioned off to create a semi-private balcony for the Lieutenant Governor. Also, it would be necessary to create a small private garden and lawn area on the west end of the building. This area could be fenced in an attractive manner to define the yard area. The west entrance of the building would become the "back door" to the Lieutenant Governor's office and residence.

6.2.5 Basement Floor Plan - Drawing B-4

This floor does have some usable rooms, the surfaces of which were finished during the RCMP tenure. The two largest rooms under the east and west wings could be utilized for staff office space. Perhaps they could serve for grounds and maintenance crews since there is direct access to the outside from these areas.

The large room near the kitchen under the east wing may well serve as administrative quarters for the kitchen or catering staff. It was also suggested that a wine cellar and pantry should be incorporated into the kitchen. This area could serve that function with a direct access to the kitchen.

The remainder of the basement floor would remain as previously designated. There is a need in the complex for janitorial space, mechanical, electrical and storage rooms. Since the basement is dry, it becomes a natural location for these types of functional usages.

6.3 Ramifications For The Recommended Conceptual Plans

The inclusion of the residential component on the second and third floors of Old Government House displaces uses such as the Cultural Interpretation Centre and the Old Government House furniture collection. The residential use also has implications for management, funding and implementation of the project. These implications are discussed in this section under the appropriate headings which follow.

6.3.1 Relocation of the Cultural Interpretation Centre

The Cultural Interpretation Centre is regarded as the prime feature through which to express the strong cultural background of the site. It is to be devoted to the interpretation of the history of the three founding cultures and establishes the theme of cultural integration which is reflected throughout the site. The centre is also considered to be the main educational tool as well as one of the prime tourist attractions on the site. The centre is the vehicle through which people from all over the Province and from the three cultures can learn of and appreciate the early history of the site and its importance in the context of the City, the province and the country. As a tourist draw it also reinforces and complements other regional and provincial museums and attractions.

Although it would not have the same impact as it would if located in Old Government House itself, it is still important that such a centre be included in the project elsewhere on the site. Outside the main building, the best alternative would be to expand the proposed on-site interpretation centre into a large building incorporating the cultural interpretation centre. The new building would require 300 m^2 of floor space to accommodate the components of the cultural interpretation centre. It is anticipated that this space would be located on the south side of the proposed on-site interpretation centre.

The relocation of the Cultural Interpretation Centre to this new building would also require the retention of the present access (to the RCMP residences) from Woodstock Road and the construction of a small parking lot. This would facilitate employee and visitor parking as well as the delivery of displays, exhibits, equipment and other services. The periphery of the parking lot should be well landscaped to screen it from adjacent park areas.

6.3.2 Relocation of the Old Government House Furniture Collection

The residential use of the second floor also displaces the proposed display of some of the original furnishings from Old Government House which the Province has been accumulating over the past 20 years. Since it is not appropriate to display Old Government House furniture in any other location but Old Government House itself, another location in the building had to be determined. With the Lieutenant Governor's residence and visitors quarters occupying the second and third floors, the only appropriate space remaining for the furniture display would be the main floor space in the east wing designated for the Protocol Office. This would place the furniture collection next to the public reception rooms and would restrict public accessibility to the building to the ground floor only.

This option also necessitates the relocation of the Protocol Office. Unfortunately, the only space available would be in the basement. Although this area might be appropriate for support office space, it is not considered appropriate for the Protocol Office. Consequently, it would have to be accommodated outside the building. If the Protocol Office has to be removed from Old Government House, it was felt that a downtown location, similar to the present location on King Street near the Legislature, would be more appropriate than in some other building on the Old Government House site.

6.3.3 Modifications to the Grounds

In addition to the additional access and parking lot for the Cultural Interpretation Centre mentioned in Section 6.3.1, the only other element affected by the residential component would be the need for private yard space. It is recommended that a private yard space be allocated at the west end of the main building. The yard should be suitably fenced or landscaped with hedges or shrubs in order to screen the yard area from public view.

If desired, it would also be possible to isolate a section of the rear verandah for the private use of the Lieutenant Governor and his or her guests. This would require the placement of a doorway or moveable partition across the verandah at a point opposite the wall separating the breakfast room and the drawing room. This section of the verandah has access from the Lieutenant Governor's meeting room at the west end of the building.

6.3.4 Ramifications for Project Implementation

The introduction of the Lieutenant Governor's residence also has implications for implementation of the project, particularly for management and funding.

The major change in management would be that the Department of Tourism, Recreation and Heritage would no longer be involved in the Old Government House itself except for the furniture collection if it displaces the Protocol Office. The role of the Department of Tourism, Recreation and Heritage would shift to the new building which is proposed to house the Cultural Interpretation Centre. The main building would then become the responsibility of the Department of Supply and Services for the physical operation and maintenance aspects while the budget related to staff salaries and expenses would come under the Department of Finance.

In regard to funding, it will likely be more difficult to obtain funding for the main building with the Lieutenant Governor's residence as a component. Environment Canada has been emphatic in the past that it would not fund a Lieutenant Governor's residence. Even though the Canadian Parks Service was involved in funding the Lieutenant Governor's residence in Prince Edward Island, that was over 15 years ago and no funding has been provided for a Lieutenant Governor's residence in Canada since that time.

Funding agencies and programs are currently more sympathetic to projects with cultural and native themes. Although the Cultural Interpretation Centre is still considered eligible under these programs, it is not expected that the Centre would receive as much sympathy and support in a new building as it would in a building designated as a national historic site.

In terms of public and political support, it would likely be more difficult to achieve support for the residence component. The overwhelming response from the questionnaires and interviews for public access and a mixed use building would favour the Cultural Interpretation Centre over the residential component. The Centre would open the building up to all cultures and people of the Province as opposed to the residence which would be mainly devoted to the Lieutenant Governor and his or her family.

The phasing of development is expected to be the same as that outlined for the recommended option. The work on the new building to house the Cultural Interpretation Centre could be undertaken concurrently with the Lieutenant Governor's residence.

6.4 Cost Estimates For Residential Option

6.4.1 Capital Costs

6.4.1.1 Old Government House

With respect to the costs in Section 5.1.1.2 for the recommended option, the residential option has implications for increasing the capital costs associated with the second and third floors. Additional costs associated with the ground floor, such as the addition of a lift, would be offset by a deletion in the upper floors which no longer would require a lift.

The residence option would require a greater quantity of finished wall area than the cultural centre, better quality of finishes for walls and floors, more plumbing and fixtures, the addition of a kitchen, individualized heating and cooling systems, more elaborate security systems and security doors and more elaborate lighting fixtures.

These items would increase the cost of renovation of the second floor by $177,000 to $1,027,000 and the third floor by $258,000 to $373,000. The cost of additional furnishings for the residence would be $40,000, assuming that furniture is transferred from the existing Lieutenant Governor's residence.

Since the Cultural Interpretation Centre is no longer in the building, there is a credit of $200,000 resulting in a net increase of $330,000 including engineering and contingencies.

The Capital Cost breakdown for the residential option is outlined below. As was the case with the recommended option, these figures do not include purchase of the building from Public Works Canada (at a current assessed value of $2 million).

1.	Remedial Cost (Upgrade/replace roof, windows, doors, insulation, heating system, etc.)	$1,545,000
2.	Elevator/Disabled Access	155,000
3.	Restore Ground Floor	1,800,000
4.	Furnish Ground Floor	275,000
5.	Renovate Basement	150,000
6.	Renovate Second Floor	1,027,000
7.	Renovate Third Floor	373,000
8.	Furnish Second and Third Floor	90,000
	Sub-Total	$5,415,000
	Architectural/Engineering Fees (10%)	1,083,000
	TOTAL ESTIMATED COST	**$6,498,000**

6.4.1.2 Relocation of Cultural Interpretation Centre

If the Cultural Interpretation Centre were to be constructed on the grounds to the same floor area as it would occupy in the Old Government House (approximately 300 m^2), the construction cost estimate would be $450,000 for the building, $200,000 for exhibits plus $25,000 for the new access road and parking lot. **Including engineering and contingencies the total cost to relocate the Cultural Interpretation Centre would be $810,000. When this figure is added to the capital cost of the grounds and other buildings as outlined in Section 5.1.2.1 ($2,748,000) the total cost is estimated to be $3,558,000.**

6.4.1.3 Private Yard Space

It is estimated that the cost for the fencing and shrubs required to provide private yard space at the western end of Old Government House is approximately $10,000.

6.4.1.4 Total Cost

Combining the capital cost for Old Government House ($6,498,000), the capital costs for the grounds and other buildings ($2,748,000), the relocation of the Cultural Interpretation Centre ($810,000) and the private yard space ($10,000), results in a total capital cost of $10,066,000. This is $1,150,000 higher than the cost of the recommended option which was $8,916,000.

6.4.2 Operation and Maintenance Cost Estimates

6.4.2.1 Old Government House

Since the building would be operated on a "24 hour/day" basis, there would be increased costs for heating and electrical usage. This increase would be approximately $6,500 for oil and $2,500 for electricity. Depending upon arrangements for chauffeurs, housekeepers, etc. who might help with security, there could also be cost increases for provision of security on a 24 hour/day basis. These figures would add approximately $10,000 to the operation and maintenance costs estimated for the recommended option. **Therefore, the total operation and maintenance costs for Old Government House with the residential option is estimated to be in the range of $160,000 to $190,000.**

6.4.2.2 Cultural Interpretation Centre

The operation and maintenance costs associated with the relocated Cultural Interpretation Centre is estimated to be in the order of $50,000. This includes heating, electrical, security, snow removal and general maintenance.

6.4.2.3 Total Operation and Maintenance Costs

Combining the operation and maintenance costs of the residential option for Old Government House ($160,000 to $190,000) with that for the grounds and other buildings ($155,000) plus that for the Cultural Interpretation Centre ($50,000), results in a total operation and maintenance cost of $365,000 to $395,000. This is $60,000 higher than the cost of the recommended option which was $305,000 to $365,000.

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APPENDIX 1

LIST OF GROUPS/INDIVIDUALS INTERVIEWED

INTERVIEWS/CONTACTS - OLD GOVERNMENT HOUSE STUDY

City of Fredericton Representatives

John Bliss, City Engineer
Jim Burns, City Councillor
Jim McElman, Recreation
Sheila McParland, Tourism and Promotion
Bob Robertson, Planning and Development
Dave Urquhart, Parks and Trees

Province of New Brunswick

Department of Tourism, Recreation and Heritage

Pat Allen, Archaeological Services
Tim Dilworth, Kings Landing
Gregg Finley, Kings Landing
Bob Guthrie, Heritage
Louise Hale, Heritage
Karen Mann, Heritage
Marc Lavoie, Heritage
Fidèle Theriault, Archaeological Services
Chris Turnbull, Archaeological Services

Department of Supply and Services

Greg Cook, Facilities Management Division
Neil Coy, ADM Buildings Group
Mel McGuigan, Design and Construction
Greg Robinson, Design and Construction
Glen Trail, Properties

Government of Canada

Public Works Canada

Doug Bartlett
Marcia Carlyn
Fred Kierstead
Melissa Sanford
Sally Wallingford
Gerry Westland

Federal Heritage Buildings Review Board

Margaret Archibald
Ron Lysen

Historic Sites and Monuments Board of Canada

Marion Beyea, Member representing New Brunswick

Ad-Hoc Citizens Group

Councillor Brenda Johnson, Chairperson
Barbara Kirk, Norman McKnight, Colleen O'Donnel, Nancy Ross, Ken Runyon

Downtown Strategic Action Plan Committee

Jake Rudolph, City of Fredericton

Fredericton Chamber of Commerce

Paul Embleton, President
George McAllister, Past President

Fredericton Garrison Club Inc.

Paul Burden

Fredericton Heritage Trust

Tony Rhinelander, President

Fredericton Preservation Review Board

Allen Docherty, Don Dennison

I.O.D.E.

Emma Hawkes, Doreen Jellinek

Kingsclear Indian Band

Reg Paul

La Sociètè d'histoire de la riviere St. Jean

Fidèle Theriault, Bernard Marie Theriault

Lieutenant Governor's Office

Lieutenant Governor J.G. Finn, Mrs. C. Norrad

George McBeath, retired Director of Historical Resources, Province of New Brunswick

Patrick Polchies, Researcher, Native burial grounds

RCMP "J" Division Headquarters

Guptil Hicks, Charles Pyne

Sheraton Hotel Developers

John Kileel, Bruce Killer

St. Marys Indian Band

Harold Sappier, Candice Paul, Richard Polchies

Union of N.B. Indians

Ron Perley, Darrell Paul, Arthur Simon

Ann Wheeler, researcher, burial grounds

John Williamson, retired Deputy Minister of Protocol, Province of N.B.

York Sunbury Historical Society

Board members chaired by Donna Wallace

APPENDIX 2

COPY OF PUBLIC REQUEST FOR INPUT

REQUEST FOR COMMENTS - OLD GOVERNMENT HOUSE

New Brunswick's Old Government House in Fredericton is now vacant; its future uncertain. Our Province's founding cultures - Native, Acadian and British - have had a part to play in the history of the grounds and the House. The House was the Vice-regal residence and held the Legislative Council and Chambers for many years. The grounds have an 18th century Roman Catholic cemetery (used by both Acadian and Maliseet people), and the Acadian village of Sainte-Anne.

It can be put to use in present day New Brunswick, not only as a symbol of our colonial past, but as a place where many people and cultures of the Province have intermingled and can again. It could serve the needs and realities of our modern day Province in a fashion compatible with its important heritage.

A study is currently being undertaken for a joint Federal, Provincial, Municipal Steering Committee to determine the best option for reuse of Old Government House and its surrounding grounds. The area under study involves Federal and Provincial properties lying between the Woodstock Road and the Saint John River and is bounded on the east by the Victoria Health Centre and on the west by the proposed Sheraton Hotel.

Any individual or group who wishes to express suggestions or concerns with respect to the reuse of Old Government House are requested to send their comments in writing by Wednesday April 11 to:

Old Government House Study
P.O. Box 207
Fredericton, NB
E3B 4Y9

The key questions to be addressed should include:

1). What theme or uses would you or your group suggest for the reuse of Old Government House and surrounding grounds?

2). What ties or relationship should be made to adjacent properties and the community?

3). Any other suggestions or concerns you or your group may have.

APPENDIX 3

SUMMARY OF PUBLIC SUBMISSIONS

SUGGESTED USES FOR OLD GOVERNMENT HOUSE

Proposal #	Use	Individual/Group	Details
1.	House would accommodate 3 different uses. - Residence - meeting rooms - interpretive centre	N.B. Dept. of Tourism, Recreation and Heritage	- Residence and offices of the Lieutenant Governor of N.B. - A meeting place for government and non-government conferences and events. - An interpretive centre celebrating N.B.'s culture and heritage.
2.	Museum	Florence Endall	- Would house N.B. artifacts, crafts, sculptures, (located on the grounds), paintings and furniture. The displays would be changed periodically. Also could be used for local plays and productions.
3.	No proposal for use.	Sir Howard Douglas Chapter I.O.D.E.	- Restored to its former splendour.
4.	NB Cultural Centre	Nicolaas de Vries	- Cultural Centre with an emphasis on the "Live Arts" especially music.
5.	Residence and public reception area for the Lieutenant Governor.	Fred Blair	- Government House would complement Fort Nashwaak if it is restored. - Provide for an educational experience. - No commercial use unless it complements a historic, cultural, heritage or passive recreational use.
6.	Museum	Wilmot F. Ross	- Location for the N.B. Museum. Arrange for tours by schools and tourists. If there was enough room, historical or genealogy associations could be accommodated.
7.	Government Offices	Mrs. Phyllis Grass	- Consolidated Provincial Government offices.
8.	Exclude 4.16 acres cemetery	Union of N.B. Indians	- Future development should exclude the 4.16 acre Indian cemetery.
9.	A number of uses. - museum - residence - historical resource centre - offices	Charles Eugene Parker	- A residence that could be used by visiting heads of state. - A permanent residence for the Lieutenant Governor. - A historical resources centre for school children. - Various organizations could use it as a location for their headquarters, ie. genealogical, heritage, historical. - Conference rooms. - Conservatory, library. - The existing use or planned use must always be held in a historic perspective.
10.	Garrison Club	Garrison Club	- To replace existing Garrison Club.
11.	N.B. Museum Extension	D.M. Ellison	- Display items and artifacts that are part of the N.B. Museum collection, that cannot be accommodated in the N.B. Museum in Saint John.

Suggested Uses for Old Government House (Cont'd)

Proposal #	Use	Individual/Group	Details
12.	Bed and Breakfast/Special Care Home	Joyce Dalton	- The bed/breakfast would be run by mentally handicapped people, who can also live there. - There would also be a small craft shop for local artists. - A lunch room that would be opened to the public. - This would be a unique tourist attraction featuring the historical value of the property in conjunction with the uniqueness of the workers.
13.	A number of related uses.	Mrs. Sharon Fyffe	- Would service an information centre for visitors of the new Sheraton Hotel. - A multi-cultural centre, with meeting rooms, community performances, displays. - Gift/coffee shop, mini art gallery. - N.B. Provincial Archives would be moved here. - Bus tours to other sites (Kings Landing, Mactaquac, etc. would originate here.)
14.	"Place-N.B. Place"	John W. Meagher Associates	- Would be developed as a show case for N.B. business, industry, arts, crafts, high-technology, post-secondary education, research and development labour, management, chamber of commerce. Dozens of sectors would use gov't house as a place to show the public their name and logo and raison d'etre. Additionally, would include a boutique alley and exhibition hall, also main theatre.
15.	Opened to the public and reception area could be established.	Fredericton Chamber of Commerce	- This building would be a draw for tourism and a natural focus of activity on the riverfront. Building could house reception rooms that would be used by the city, the chamber, etc. for special events. It would be wasted if it were turned into office space.
16l.	Convalescent Hospital	Creighton Aquin	- Patients recovering from traditional illnesses, operations and injuries would be housed here, as they convalesce. The main building has already been divided and partitioned into room and suite compartments.

Suggested Uses for Old Government House (Cont'd)

Proposal #	Use	Individual/Group	Details
16II.	Mixed Occupant Retirement Residence.	Crieghton Aquin	- Accommodate single and married people (retired). - The building is already partitioned and divided, this would facilitate the formation of rooms and suites. - Cafeteria and kitchen would be retained. - Require barrier fee access and the installation of elevators. - Controlled privileges and involvement might be extended to the old Victoria Health Centre.
17III.	Headquarters and Administrative Arm for the Fredericton Park System.	Creighton Aquin	- Ramps would connect the site and Wilmot Park (over the Woodstock Rd.) - Outdoor theatre and concert facility.
17IV.	School of Arts	Creighton Aquin	- This would be an extension of U.N.B. - Shared use with the N.B. Arts and Crafts School. - Liaison with the Fine Arts Department at Mount Allison University. - The present heating, plumbing, mechanical and ventilation equipment, along with the cafeteria could be reactivated. - Building is already divided and partitioned, could be converted into studios and study rooms.
17V.	Province of N.B. Environmental Study and Research Laboratory	Creighton Aquin	- As announced by Minister of Finance ($3,000,000).
18.	Affects Grounds Only	City of Fredericton	
19.	Archaeological Pavilion	York-Sunbury Historical Society	
	Move Garrison Club		- Garrison Club would be moved to the top floor.
	Botanical Gardens		- Botanical gardens for the City.
20.	Museum	St. Mary's Indian Band	- Museum dedicated to their culture.
	Recreation of Chapel	St. Mary's Indian Band	- Recreate a chapel that was on the site.
21.	Tourist Centre or Tea Room	An Interested New Brunswicker	- A historical society could use the building for a tourist centre or tea room.
	Senior Citizens Home	An Interested New Brunswicker	- The City and Province use the facility as senior citizens home.
	Home for the homeless	An Interested New Brunswicker	- The City and Province use the facility as a home for the homeless. The residents would pay for their accommodation, by maintaining the upkeep of the building.
22.	Not identified	Riverfront Development Task Force	- The historical value of the Old Government House Building and grounds be maintained.

Suggested Uses for Old Government House (Cont'd)

roposal #	Use	Individual/Group	Details
23.	Commemorative Site Dedicated to the Acadians.	La Société D'Histoire de la Rivière St.-Jean	- A cross be erected to indicate the location of the cemetery. - A monument be erected with a commemorative plaque naming the acadian pioneers. - A room in Old Government House or within a building on the site be equipped to interpret the acadian history of Pointe St. Anne.
24.	3 uses for rooms	Mrs. Emma Hawkes	- One room devoted to the history of the United Empire Loyalist and I.O.D.E. with artifacts, period costumes. - One room devoted to noteworthy historical personalities (Lord Beaverbrook, Bonar Law, Sir Howard Douglas). - A room devoted to noted outstanding artists eg. Alex Colville. - Grounds - botanical gardens.
25.	Office of the Dept. of Tourism, Recreation and Heritage	Creighton Aquin	- Locate offices in this building that is steeped in history. - Visitors/tourists could stop here for tourist related information.
26.	Number of suggested public uses - felt that office space would cut off public	Local Group of Citizens	- Lt. Governor residence. - Use for overflow of conventions/ meetings from Sheraton. - Should be a revenue generator. - Used for public *"a people place"*. - Public tours of building. - Multi-use for support/funding.
27.	A public use, a number of suggestions.	City Departments - Planning and Development - Recreation - Tourism and Promotion	- Recreation Dept. suggested a tri-garden concept (see proposal 27 for grounds). - An interpretive centre for each culture (Recreation Dept.). - Tourism/Promotion, suggested that it would be a good information centre, because of its location along the Woodstock Road. - Could only be used as a museum if the building was climate controlled. - The area in front of gymnasium building would be a good site for an amphitheatre. - This is a popular spot requested by bus tours, especially travel writers and photographers.
28.	Possible using it in the future as a convention/ meeting place, this would be integrated with the Sheraton.	John Kileel (Sheraton Developer)	- Once considered renovating Old Government House into a hotel. - Plan to dredge channel for a marina. - Like to see link across site to Sheraton. - Leased area at west end of St. Annes Point site for a parking lot. - Would not like to see it used as a publicly owned convention centre.

Suggested Uses for Old Government House (Cont'd)

Proposal #	Use	Individual/Group	Details
29.	No suggested use. Policy is to hold property until appropriate use is selected.	N.B. Supply and Services	- Property and buildings are owned by the Federal Government, the Province has no plans to buy the buildings or land. - Garrison Club is on Provincial land. - Initial attitude is to get all the stuff off the site, that is not of historical value. - No immediate plans for Provincial land to west areas of the site. - Province is not willing to buy it. - Declared surplus, no claims by any Federal Department. - No plans for disposal. - R.C.M.P. recommend it be sold to Province at market value. - Public Works Canada suggested that it be used by the Militia.
30.	Committee will respond as a group or individuals, as to possible uses.	Jim Burns - Riverfront Committee	- They have concerns with St. Annes Point areas want to see extension of riverfront walkways from Sheraton to Small Crafts Aquatic Centre.
31.	Protection of Cemetery Site.	Dept. of Tourism, Recreation and Heritage	- Site needs archaeological assessment prior to development or land alteration.
32.	A number of public uses, related to heritage Lt. Governor Residence/Office	York-Sunbury Historical Society - (Submission)	- Lt. Governor residence combined with his offices. Provincial government receptions, such as the New Year's Levee, reception following the opening of the Legislative. Out of Town dignitaries could be entertained there with provision for overnight accommodations. - Botanical gardens with public admission fee.
	Art Exhibit Area		- Permanent Exhibit Area to interpret the history of Government House, display selected worked from the NB Art Bank. Also could save as space for public lectures and recitals.
	Interpretive Centre		- An interpretive on-sight centre, with respect to the archaeological dig. - Regional Museum. - Tea Room/Gardens.
33.	Public Property and Park Land	Margaret A. Fenety	- The riverfront and an adequate strip of land along it, be set aside for development as a public park. This would connect to the new hotel.
	Senior Citizens Home	Margaret A. Fenety	- There is adequate space available in the Old Government House and enough open space for use as a *"green"* for the residents of the home.

Suggested Uses for Old Government House (Cont'd)

Proposal #	Use	Individual/Group	Details
34.	Historical Museum for three founding cultures	Mrs. Sandra A. Scribner	- The three founding cultures of New Brunswick could promote their own cultures (songs, dance, artifacts, dress). Could be one museum or three separate. - Each culture would have a craft shop and have restaurant selling the cuisine of each group. - Activities or festivals could be held every season or special feast pertaining to each culture. - Associated offices, agencies, could be housed in adjacent properties. - Botanical gardens that would showcase N.B. plants (violets, etc.)
35.	Early Childhood Centre of Excellence	Betty Anne McDorman	- A pilot infant care facility. - Child Advocacy units. - Interdenominational Christian Resource Centre. - Parenting Enrichment Centre. - Demonstration studies, projects.
36.	Transportation Museum	Judy Sowers, President N.B.A.A.C.	- A museum dedicated to motor vehicles, trains, planes.
37.	Amateur Theatre and Storage Facilities	Mr. Kerry Smith	- Use large garage located on east side for storage approximately 1,500 to 2,000 sq. ft. - In the Government House set up amateur theatre, need approximately 2,000 to 3,500 sq. ft.
38.	Museum	Jim Bums, Councillor	- Museum open to public, that could possible generate an income.
39.	Apartments for Ministers/MLAs	Joane Hughson	- Convert building into apartments with the necessary facilities for the Provincial MLAs and Ministers.
40.	No use suggested. Made Recommendations.	R.C.M.P.	- Turn building over to the Province.
41.	Lt. Governors Residence	Fredericton Heritage Trust	- Lt. Governor residence in the main building. - Should have an Interpretive Center, but not in Old Government House proper. - See suggestions for grounds (#40)
42.	Lt. Governors Office and facility for public functions	Fredericton Departments of Recreation, Tourism, and Parks	- Retain present official residence, use Old Government House as big office and as a facility for public functions (New Years Levee).
	- Restore portion of building		- Restore portion to its original time period. - Portion could be devoted to travelling museum exhibits, part of NB Museum. Exhibits based on the Native, French, English heritage.

Suggested Uses for Old Government House (Cont'd)

Proposal #	Use	Individual/Group	Details
43.	Vise-Regal Residence	Heritage Canada	- Because it was built as a Vise-Regal residence the suggestion that it be used once again for this purpose is entirely appropriate.
46.	Restore Old Government House to original condition	The United Empire Loyalist's Association of Canada	- Restore Old Government House to its original condition with as much original furniture as possible.
	Offices for Provincial Archives		- Use the complex as offices of the Provincial Archives of New Brunswick.
47.	Preserve Old Government House for future public purposes	Preservation Review Board	- Utilize the property and building as a tourist attraction. - Restore building and grounds to the original condition. - The building may have potential to be a museum. - It may be necessary to introduce some revenue generation activities to offset restoration costs.

SUGGESTED USES FOR BUILDINGS ASSOCIATED WITH OLD GOVERNMENT HOUSE

roposal #	Use	Individual/Group	Details
5.	Band shell	Fred Blair	- It could be placed in or adjacent to one of these buildings. The theatre would be close to the river.
14.	Staff Offices	John W. Meaghan and Associates	- Office space for the N.B. Craft School, the Heritage Branch, the Provincial Sports Hall of Fame.
16.	Convalescent units	Creighton Aquin	- The 3 residences used by the senior R.C.M.P. would be converted into longer term convalescent units.
	Gymnasium	Creighton Aquin	- Physio-Therapy Departments.
	Motor Vehicle Buildings	Creighton Aquin	- Storage, garage and maintenance facilities.
	II. Senior Officers House	Creighton Aquin	- Converted into larger married tenants suites or apartments.
	Gymnasium	Creighton Aquin	- Multi-purpose tenant activity and hobby centre.
	Motor Vehicle Buildings	Creighton Aquin	- Same Function.
17IV.	Recreation Hall Maintenance and Storage Buildings.	Creighton Aquin	- Same Function.
	Senior Officers Residence	Creighton Aquin	- Dedicated to Advance Study Use.
25.	Senior Officers Residence	Creighton Aquin	- Operate Bed/Breakfast out of these buildings. This would be run by/in conjunction with the Sheraton or other hotel organization.
27.	Use Shooting Range	City of Fredericton	- Used by various shooting clubs in the area.
42a).	Garage as storage facility	Fredericton Departments of Recreation, Tourism and Parks	- The garage be used as storage facility, a service facility for the local area and an indoor shooting range. - Access could be provided from the Victoria Health Centre parking lot. - City may exchange landscaping services for the use of the garages.
	Gymnasium	Fredericton Departments of Recreation, Tourism and Parks	- Be removed from the site.
44.	Continued use of underground shooting range facility in the garage.	Marysville Rifle and Pistol Club	- Retain the shooting range, even if the garage structure is removed. Would require above ground access, this could be effectively screened.

SUGGESTED USES FOR OLD GOVERNMENT HOUSE GROUNDS

Proposal #	Use	Individual/Group	Details
1.	Passive Parkland	Tourism, Recreation and Heritage	- Parks, gardens, pathways, picnic.
2.	Sculptures	Florence Endall	- Sculptures would be placed on the grounds, that reflect the history and heritage of N.B.
5.	Picnic area	Fred Blair	- Vacant lot between the new Sheraton Hotel and the upper portion of Gov't House.
5.	Memorial Park	Fred Blair	- The upper area of the Gov't House property should become a memorial park area honouring the memories and/or achievements of native and the early settlers of Fredericton. - Amphitheatre on riverfront.
8.	Monument Cenotaph Interpretive Centre	Union of NB Indians	- Could utilize existing building or residence for interpretive centre.
9.	Playground	Charles Eugene Parker	- Slides, swings, etc. in association with other developments.
	Planting of Indigenous plants	Charles Eugene Parker	
	Memorials to various individuals and organizations.	Charles Eugene Parker	
11.	Open Park	D.M. Ellison	- Retain ground as open park and protect the cemetery.
13.	Outdoor Events	Sharon Fyffe	- Craft fairs, festivals, games.
14.	Parking access to the river outdoor exhibits, and concerts and barbecues.	John W. Meagher Associates	
16II.	Gardening Plots	Creighton Aquin	- Tenants who wanted to have private gardens.
	Recreational activities	Creighton Aquin	- Recreation activities would include shuffleboard decks, lawn bowling greens and croquet courts. - Parklike promenade areas, landscaped retreats and pools.
17III.	Botanical Garden	Creighton Aquin	- As part of City park system.
17IV.	Paths, walkways	Creighton Aquin	- Landscaped for use as outdoor classes.
18.	Parking Lot	City of Fredericton	- Extreme west end of site on 5-year lease to Sheraton.
23.	Monument	La Societe D'Historie de la Rivere St. Jean	- Erect cross at cemetery with monument and plaque.
13.	Outdoor Activities	Sharon Fyffe	- Ethnic games, craft fairs, carnivals, etc.
15.	Paths	Fredericton Chamber of Commerce	- Footpaths to adjacent properties.
24.	Botanical Gardens	Emma Hawkes	- Botanical gardens with waterfalls.

Suggested Uses for Old Government House Grounds (Cont'd)

Proposal #	Use	Individual/Group	Details
27.	Tri-Gardens	Recreation Dept. of City of Fredericton	- A garden would be dedicated to all three cultures, ie. British area, French Formal garden and a native garden (the site suggested is the 4 acres claimed by the Indians).
32.	Botanical Gardens	York-Sunbury Historical Society	- Botanical gardens would charge admission fee, enhance the area toward the river.
33.	Park Land	Margaret Fenety	- Open public parkland.
34.	Botanical Gardens	Sandra Scribner	- Botanical gardens.
41.	Passive	Fredericton Heritage Trust	- The site should be preserved, must respect the Aboriginal, French, English heritage. - Passive use. - Access to the river. - Development of the grounds should include the riverfront walkway.
42.	Extend walk (Same as #1)	Fredericton Departments of Recreation, Tourism and Parks	- Extend walk along the river through the site.
	Pull-off area for motorcoaches	Fredericton Departments of Recreation, Tourism and Parks	- Pull-off area and parking area for touring motorcoaches.
	Restore Grounds	Fredericton Departments of Recreation, Tourism and Parks	- Restore grounds to complement Old Government House. - Public gardens should reflect the heritage of the site.
	Burial Grounds	Fredericton Departments of Recreation, Tourism and Parks	- The burial grounds should be delineated and landscaped to instill respect in visitors.
	Parking	Fredericton Departments of Recreation, Tourism, and Parks	- Upgrade parking on both sides of the site for both Old Government House and Wilmot Park.
	Band Shell	Fredericton Departments of Recreation, Tourism and Parks.	- Included as a public facility.
45.	Protect burial grounds	Patrick M. Polchies	- The ancient burial ground will be recognized and treated with dignity and respect. - The history of the burial grounds would be recorded and presented at an on site exhibit. - Visual elements would enhance the history of the St. John River Indians.

APPENDIX 4

CONCERNS WITH RESIDENTIAL USE OF OLD GOVERNMENT HOUSE

CONCERNS WITH RESIDENTIAL USE OF OLD GOVERNMENT HOUSE

Concern	Residence/Office Only	Residence/Office as a Component
Evaluation Criteria	Does not meet the Level I criteria (as confirmed with the Committee) with respect to cultural recognition, public use or provincial identity.	Residence in combination with other uses more closely reflects Level 1 criteria.
Public Input	Not in keeping with strong emphasis in public submissions which favoured incorporation of public uses in a multi-use building. This point was also favoured by the Study Team as well as the current Lieutenant Governor.	Residence in combination with other uses would more closely reflect public opinion.
Size	The 20,000 sq. ft. contained on the 3 floors (not including basement) is too large to serve as the single use as Lieutenant Governor's residence/office.	The Lieutenant Governor's residence would require from 3,000 - 5,000 sq. ft. Since the most appropriate floor is the second floor, the residential use would result in the displacement of the cultural interpretation centre and the display area for Old Government House furnishings.
Economic Consideration	Despite the historic authenticity, the use as a residence/office only would be difficult to justify to the public/taxpayer in light of present day economic realities/constraints.	Multi-use would result in greater direct and spinoff economic benefits for the City as a result of visitor spending.
Engineering/ Architectural Costs	Residential use introduces the need for additional electrical/mechanical installation and costs (24-hour basis).[1]	Same as single use. Residential use scored low in terms of electrical/ mechanical and energy requirements as well extent of changes to interior decor.
Compatibility/ Complications	Residential/office as single use places more severe constraints on the remainder of the site in terms of compatibility of uses and need for security.	Residential use as a component introduces additional complications with regard to security, public access, activities, tours, scheduling, etc. The Lieutenant Governor's privacy would be limited in the building and on the grounds with residential as a component use. Multi-use of the building enables an appropriate and consistent theme to be incorporated in the building and across the whole federal and provincial grounds.

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[1] The suggestion for vertical configuration of the residence would introduce additional security, cost and traffic flow considerations because of need for additional stairwells in the central portion of the building as well as at each end.

APPENDIX 5

NOTES ON ARCHAEOLOGICAL ASPECTS OF OLD GOVERNMENT HOUSE SITE

(Department of Tourism, Recreation and Heritage
Memo By P. Allen)

Potential areas of interest:

Old Mansion House

Historical sketch: This first wooden residence was built for Thomas Carleton (circa 1788) and partially burnt in 1825 (when Sir Howard Douglas was living there). A contractor (1826) cleared rubble from the site so the foundation of the new house could be lain. A wing of the house that was not burnt , earlier thought to be able to be incorporated into the new house, was sold at public auction in 1831 and hauled away.

Documentation available: A sketch and a painting , both side on front views of house and surroundings... some out buildings shown on the eastern side of the structure. Written details of the fire, the crops grown, 1808 description of gardens etc.

Archaeological potential: The site of this house and the 1828 Government House appear the same although this is not excatly stated... it is stated that the former house location was so excellent with reference to the river and gardens... If the building location is the same, the potential for answering questions of arcitecture, original gardens and grounds are slim... so much has transpired on the same grounds since 1828.

Old Government House

Historical sketch: Served as offical residence of New Brunswick's Lieutenant Governor's from 1828 until 1892. Designed by Military officer J.E. Woolford and made from local sandstone, the house served as a social and sometimes political center in Fredericton during the aforementioned years. Since 1892 it has been used for a variety of purposes ranging from a deaf and dumb school, to military barracks, to part of a military hospital (during which time extensive wings were added) and lastly by the RCMP J Division 1934-1988.

Documentation available: Extensive documentation especially for the earlier years when all purchases for the official residence were passed through the legislature. Lots of photos, reports etc. that could be used to document changes... the house itself is still there...

Archaeological potential: The house stands and this building and its history are well documented. There are, however, aspects of life at Old Government House that are yet to be explored. Activities of everyday life could be gleaned from the archaeology of garbage pits, wells and entranceways. What were the living conditions of the servants, and how did their fare differ from the ones they served? If original surfaces exist beneath the paved areas near the kitchen entranceways, this would make an interesting area to reveal unknown social practices, dietary and material preferences etc.

Government House Out Buildings

Historical sketch: Depending on what year is chosen to examine the surroundings, a variety of outbuildings can be located on the property... see attached Appendix 3: Old Government House - Outbuildings in Christie-Boyle (1986). There was a fire in 1845 which destroyed a good many of the outbuildings, including carriage houses and barns containing horses etc. The exact whereabouts of many of the rebuilt outbuildings is unknown. The outbuildings for the original Mansion House are also not documented.

Documentation available: Some fourteen outbuildings are outlined on a 1843 drawing. These barns, woodsheds, harness room, coachmans' room, etc. surround an enclosed courtyard. Fences, gates and other entrance ways to grainary and stables are marked. Dimentions are given and the drawing is to scale. The exact whereabouts of these outbuildings is not clear, however, examination of all photos and drawings would likely place the 1843 drawing with respect to the house. Other outbuildings mentioned include a gate house, guard house, buttery, root cellar, privey, ice house, smoke house, green house, well house, summer house, poultry house, etc. Some of these such as the gate house and the green house are shown in photographs, the buttery still stands... the green house (conservatory) roof collapsed under weight of snow in 1894 and the furnace pits for it and the house are shown in drawings following that date...While all of this is available, there is much that is not known about the out of House quarters and the support buildings.

Archaeological potential: There are outbuildings the locations of which are unknown which may be of interest. What was rebuilt following the 1845 fire? Is the casemate type structure identified by Christie-Boyle(1986) actually a military man's idea of a root cellar? If not, what is it and could we document this with archaeology? From the early Mansion House times until the property is transferred to the province in the early 1800s the occupants seemed to have a lot of problems getting good water on the property. Where were the wells? There would be earlier and later wells, earlier and later artifacts. If we were to find the well of Mansion House certain questions could be answered concerning the lives of the earliest administrators and their material culture. The gate house is in several 19th C photos, what would we want to know from the excavation of this structure?

Riverside Lawns and Gardens

Historical sketch: The gardens of both Mansion House and Old Government were remarkably kept and "charming" according to several of the source documents. Lady Hunter (1808-11) describes the gardens of Mansion House in much detail. At the time of her writings, the gardener had been in the service of Thomas Carleton for twenty years. In the early years wild flowers were incorporated into the gardens. The gardens of Old Government House were a rival for the gardens of Windsor or so said a member of visiting royalty in the late 19th C. A green house attached to the eastern end of the residence (built post 1854?) was enlarged before it collappsed in 1894.

Documentation available: There are a number of documents which discuss the beauty of the gardens and their contents. There are sketches of the organization of the flower beds and of the locations of pathways, sundials, plants, shrubs and trees. There are photos (circa 1860) of the back lawns and the croquet area. One raised area, noted as the fir clump in a drawing of 1854 is still present and has a large fir growing in its' center. One written description gives the species of flowers kept in the different plots.

Archaeological potential: The riverside gardens of Old Government House are well documented in both sketches and photographs. There were changes made throughout the 19th C. These can be seen by comparing the photos. Archaeology could be used to varify the documentation? Perhaps some out buildings or riverside elements such as a dock from the late 18thC would be preserved beneath the Old Government House lawns.

The Acadian Village 1713-1759

Historical sketch: Acadians settled on the point at Sainte-Anne as early as 1713 and by 1733 this was the dominant Francophone community on the river. During the 1755 Expulsion and deportation, Sainte-Anne became a gathering place for refugee families. In 1759 New England raiders destroyed the village that reportedly included a chapel and Priests' house.

Documentation available: Because the location of the cemetery was known, it was assumed that the priests' house and the chapel should be nearby. Two summers of excavation in and around the area of the cemetery varified that the cemetery was extensive, however, there was still no evidence for an 18th C priests' house or chapel. With the extensive disturbance that this site has received, it would not be overly presumpious to suggest that the chapel is gone. Virtually no material was found that dated to the Acadian Village periodduring the 1982-83 excavations (Christie-Boyle1986).

Archaeological potential: The grounds west of Old Government House have been well tested for any sign of 18th C occupation. Basically nothing was found. Perhaps the front lawns or the areas badly disturbed areas east of the House could be tested to varify that no evidence of this early village exists in these areas?

18th C Roman Catholic Cemetery

Historical sketch: Several pieces of evidence support the contention that this cemetery was initally used by inhabitants of the Acadian Village and subsequently made use of by the local Indian population. The graves contain both White and Indian individuals (Christie -Boyle 1986:55). Following the year 1765 four acres set aside for the Malicete Indians to use as a cemetery. A Map is available from 1785 showing the position of the grave yard (Christie-Boyle 1986:15).

Documentation available: see Christie-Boyle (1986:5-15)

Archaeological Potential: Although I doubt that evidence for an associated chapel and priest's house could ever be located, the disturbances have left enough of the graves that the cemetery could be defined. The physical and chronological limits of the burial site identified by Christie-Boyle (1986) have not yet been outlined. The limits of this cemetery need to be determined before any more land disturbance takes place on the property.

Simonds and White Trading Establishment (1765-177?)

History : Following the destruction of the Acadian Village, the firm of Simonds and White established a major trading post on the the pointe of Sainte-Anne. Benjamin Atherton, the firms trading agent, was appointed to be Clerk of the Peace and Registrar of Sunbury County, thus establishing a governmental and administrative presence on the Saint John River. March 7,1788 a grant was given to Atherton which included the Indian burying ground.

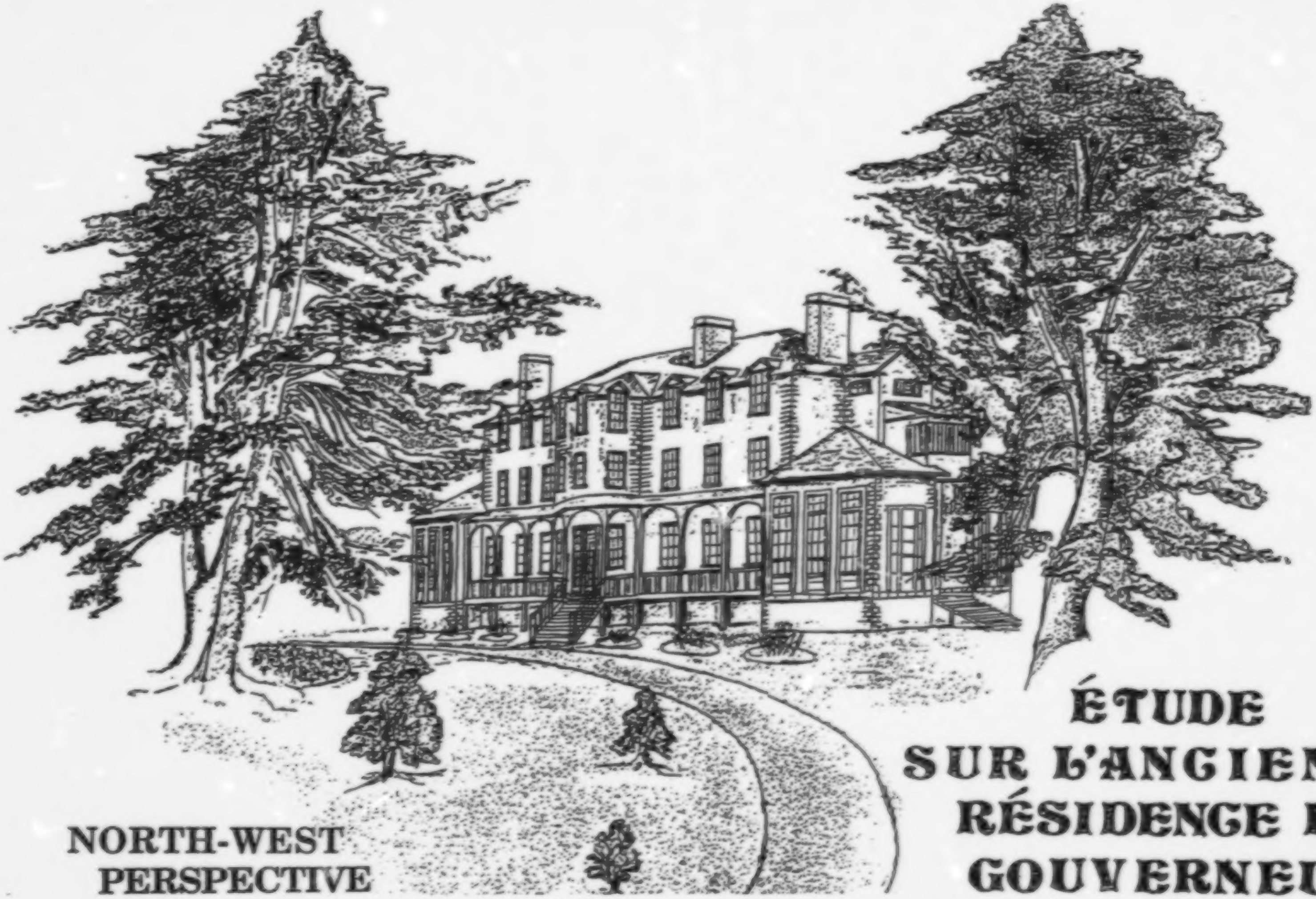
Documentation available: a British map (British American Land Corps 1784) illustrates the Indian Burial ground directly upriver from Atherton's house. Wether his home and the trading post were one in the same remains to be seen.

Archaeological potential: An excavation of the Atherton residence (trading post?) would make a nice piece of archaeological research that could add considerable to our understanding of 18thC provincial economy and history. The area between the cemetery and the present day Old Government House should be probed for evidence of this early trading establishment. In all likelyhood, however, this establishment also rests under the present house.

ARCHITECTURAL DRAWINGS

AND

CONCEPTUAL SITE PLAN



NORTH-WEST PERSPECTIVE

NORD-OUEST PERSPECTIVE

ÉTUDE SUR L'ANCIENNE RÉSIDENCE DU GOUVERNEUR

OLD GOVERNMENT HOUSE STUDY

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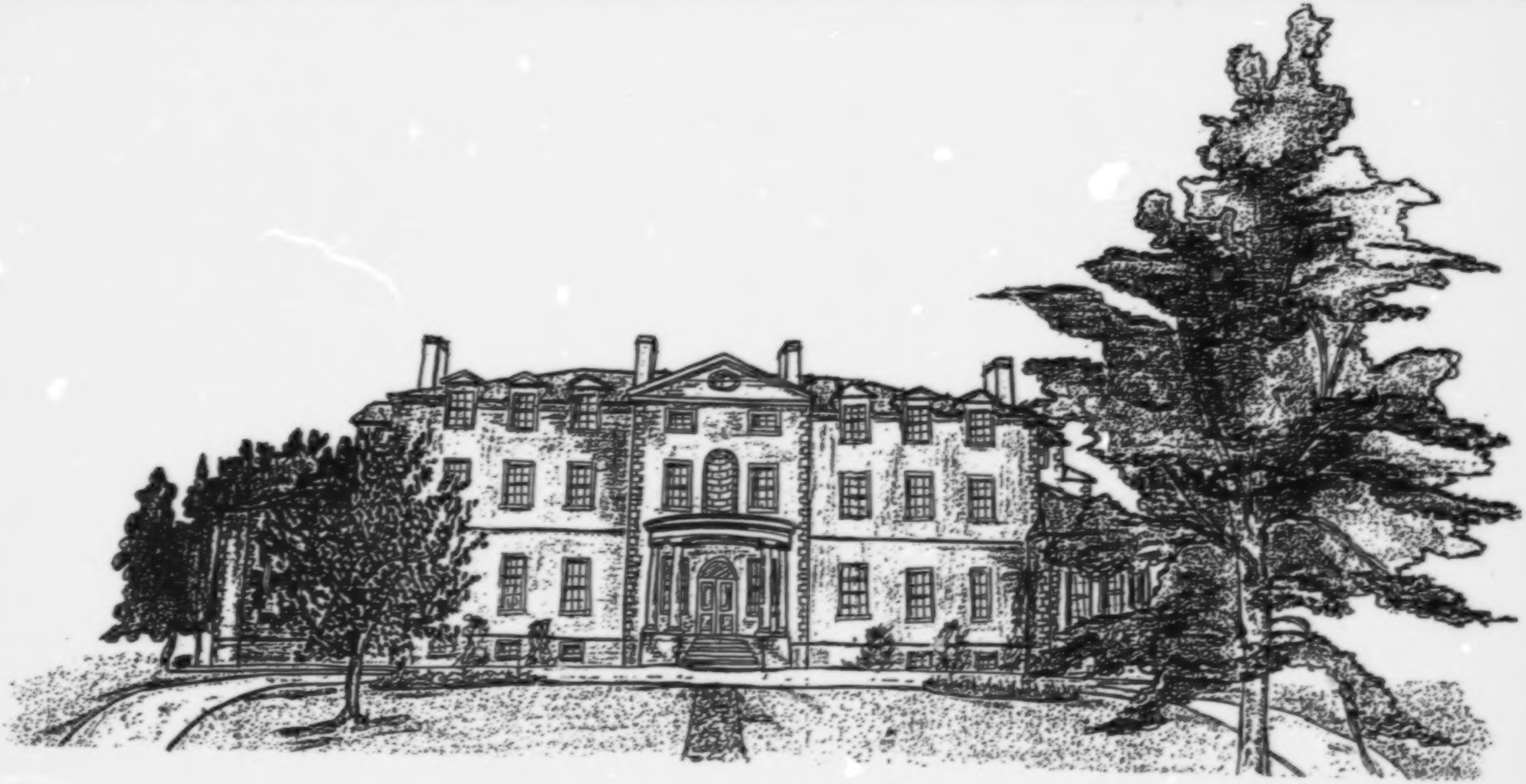

SOUTH PERSPECTIVE
PERSPECTIVE SUD

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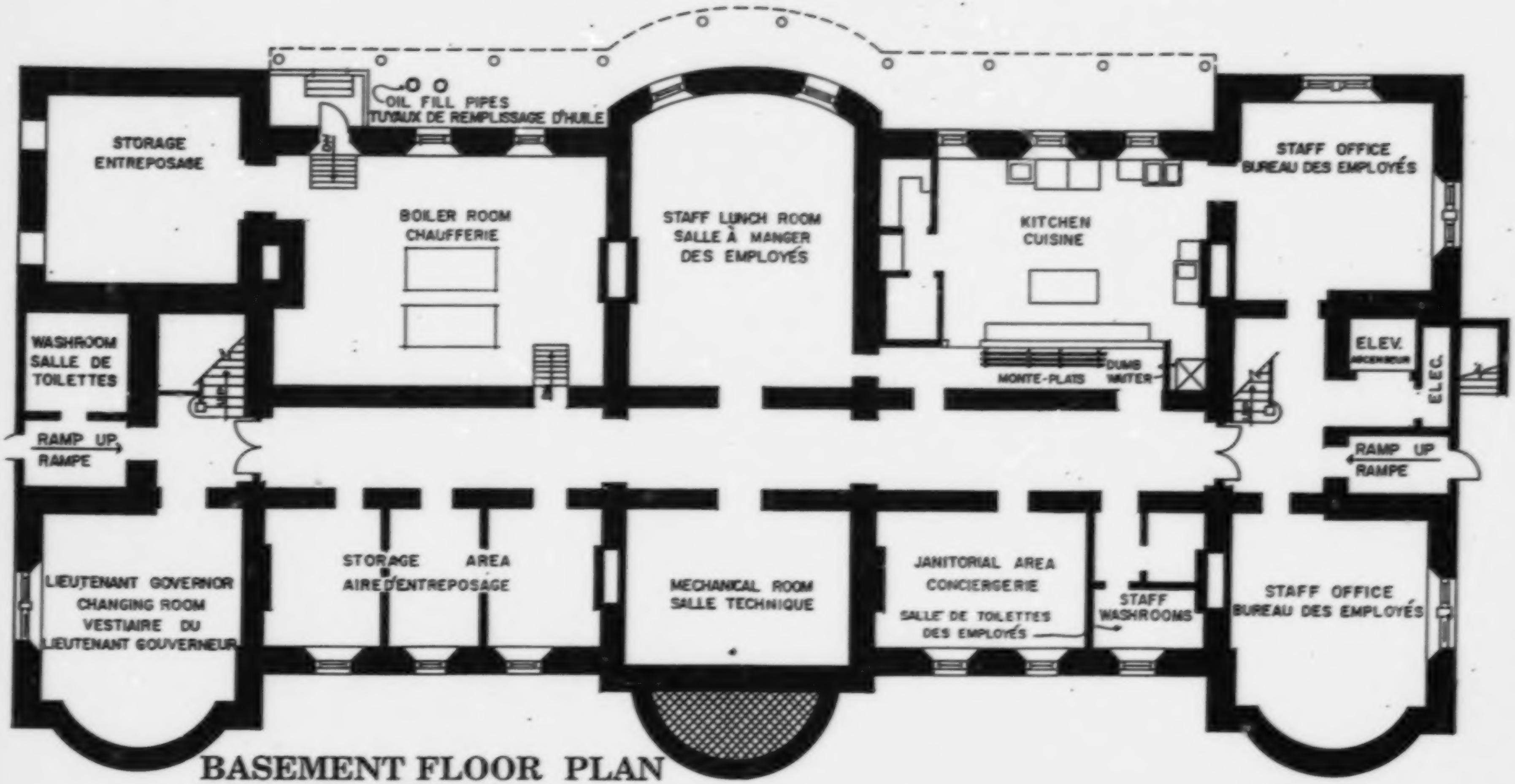

BASEMENT FLOOR PLAN
PLAN DU SOUS-SOL

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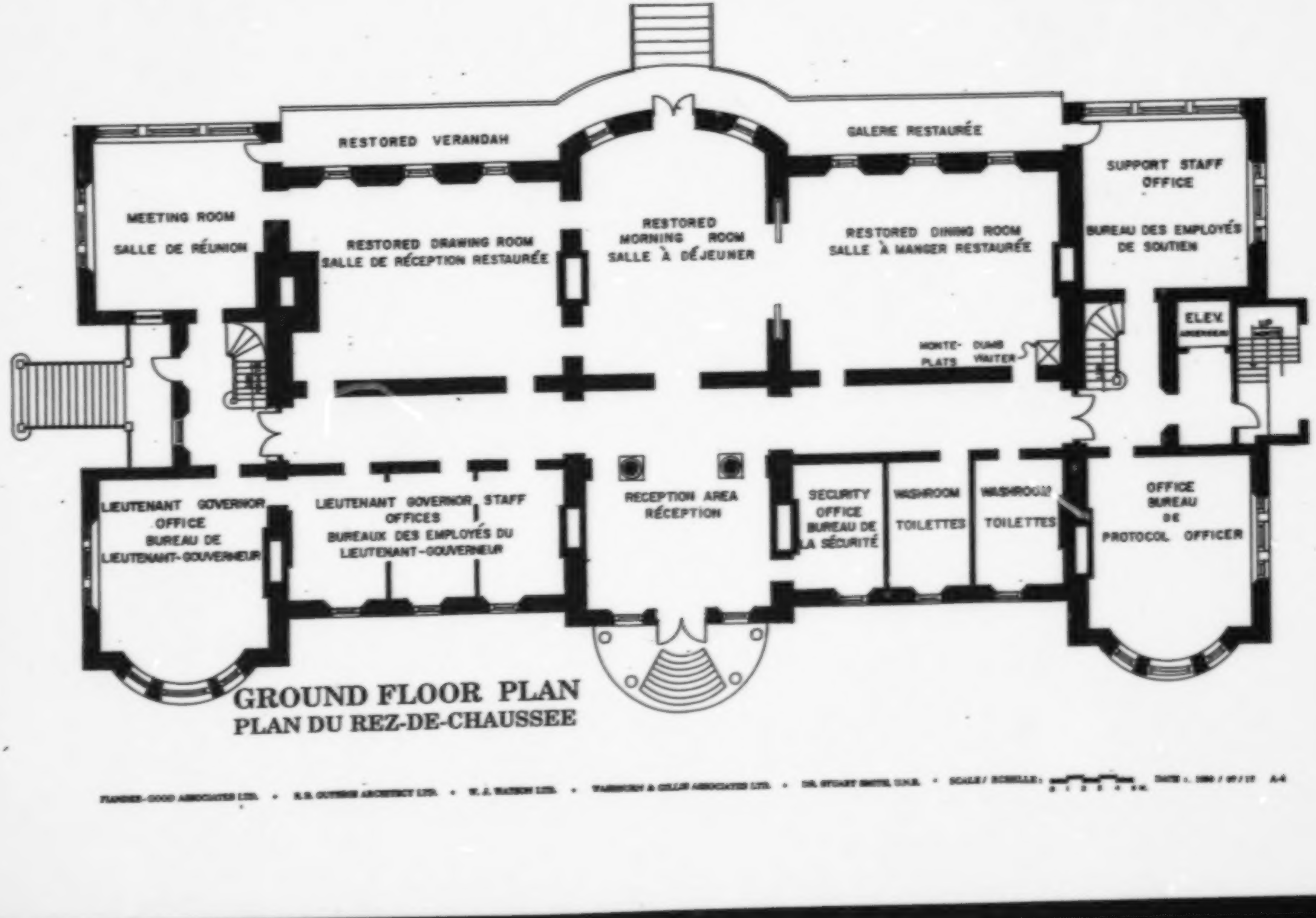

GROUND FLOOR PLAN
PLAN DU REZ-DE-CHAUSSEE

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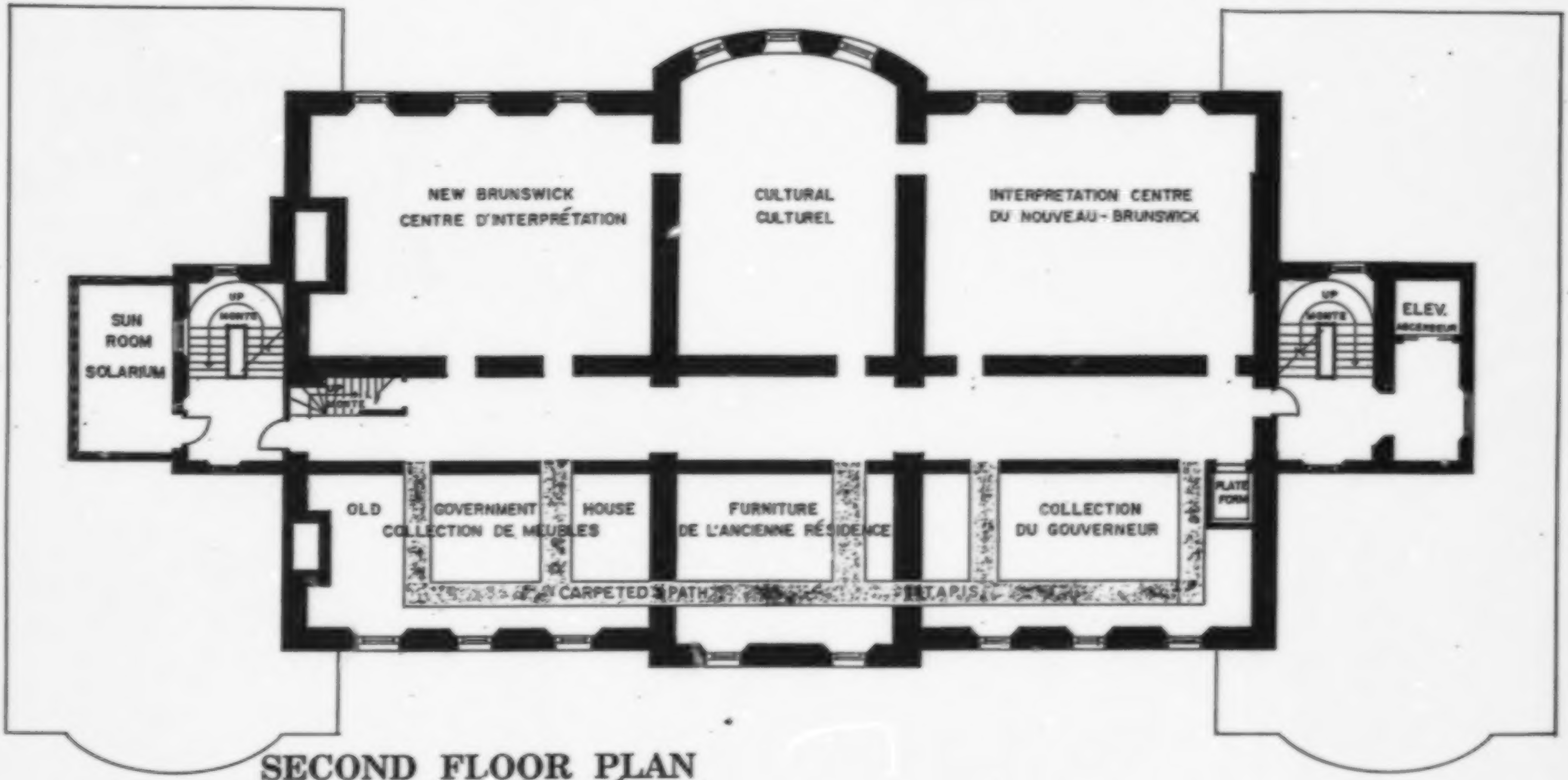

SECOND FLOOR PLAN
PLAN DU DEUXIÈME ÉTAGE

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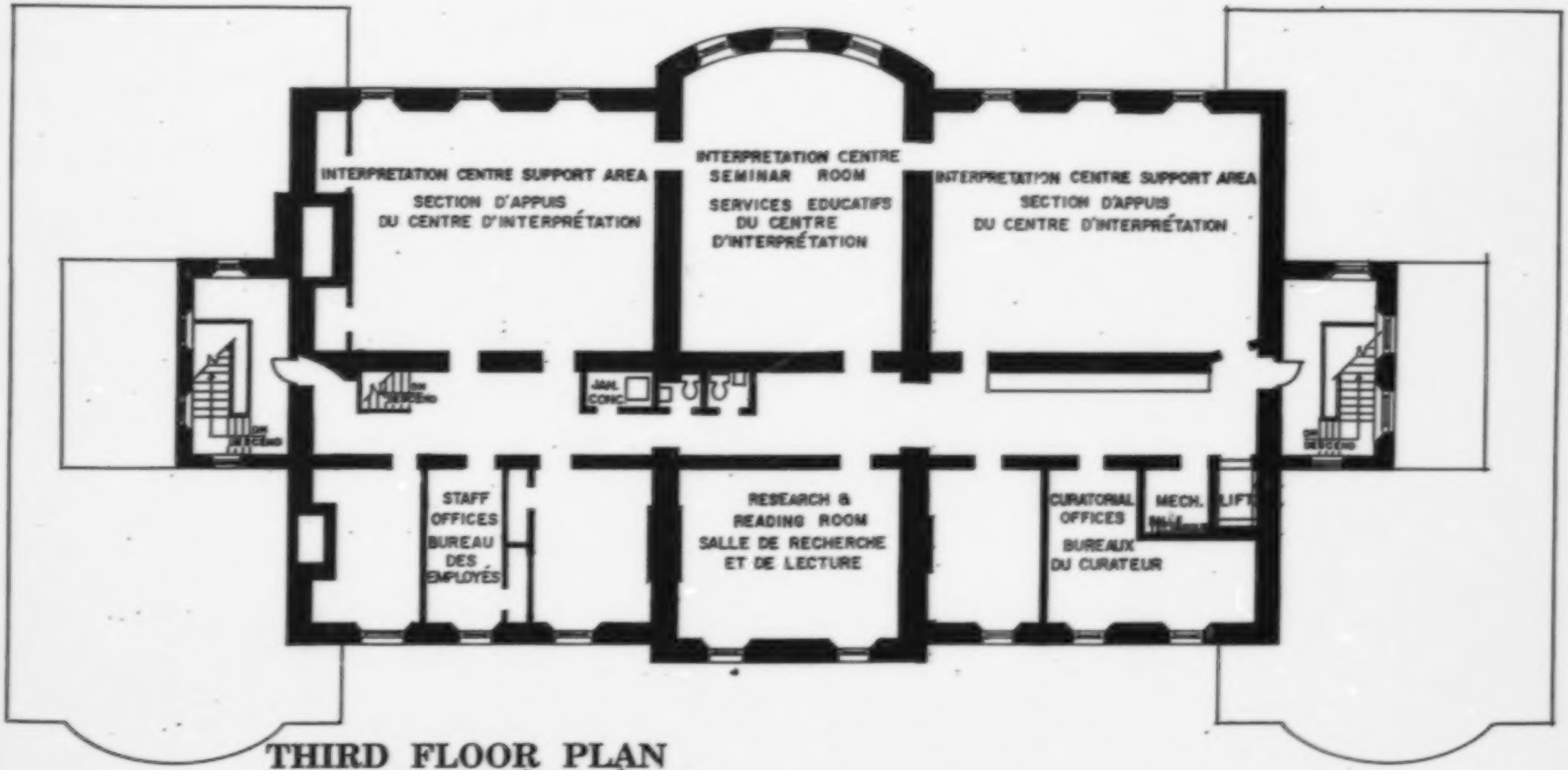
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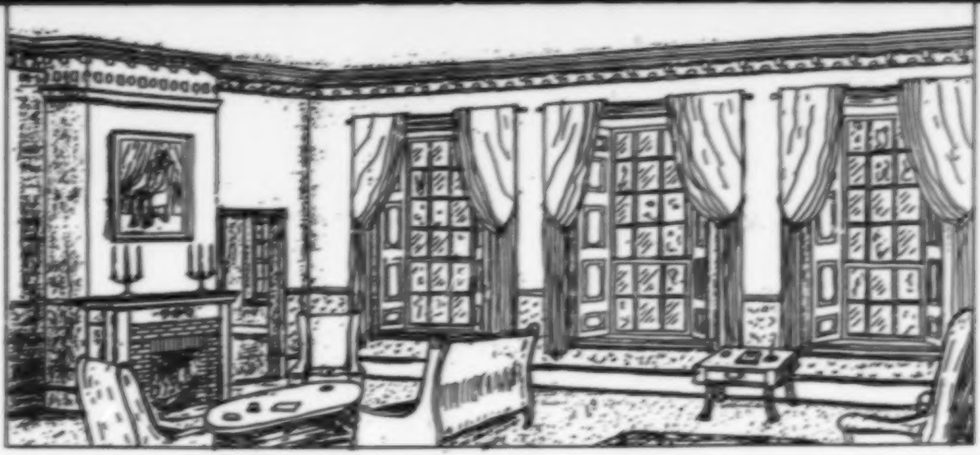
SECTION D'APPUIS DU CENTRE D'INTERPRÉTATION
INTERPRETATION CENTRE SEMINAR ROOM
SERVICES EDUCATIFS DU CENTRE D'INTERPRÉTATION
INTERPRETATION CENTRE SUPPORT AREA
SECTION D'APPUIS DU CENTRE D'INTERPRÉTATION
JAN. CONC.
DN DESCEND
DN DESCEND
DN DESCEND
STAFF OFFICES
BUREAU DES EMPLOYÉS
RESEARCH & READING ROOM
SALLE DE RECHERCHE ET DE LECTURE
CURATORIAL OFFICES
BUREAUX DU CURATEUR
MECH.
LIFT

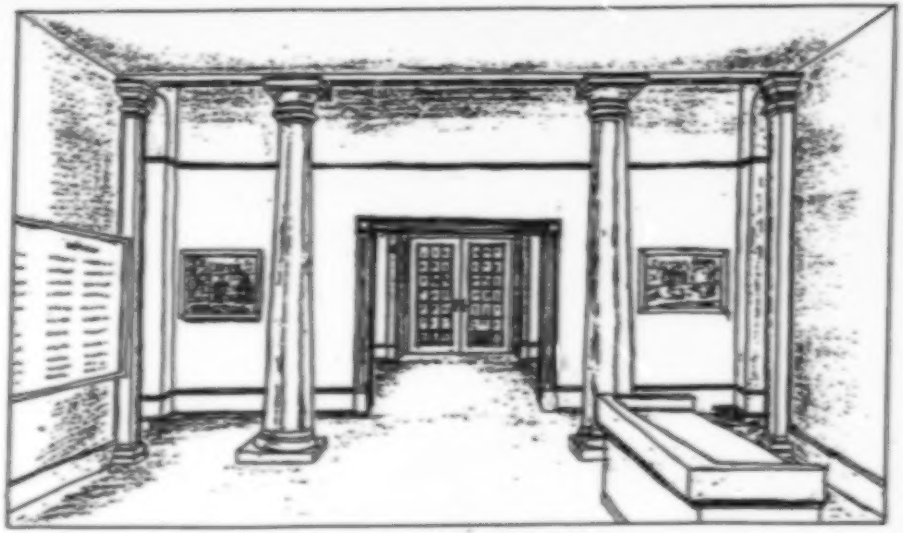
THIRD FLOOR PLAN
PLAN DU TROISIÈME ÉTAGE

[illegible]-GOOD ASSOCIATES LTD. • R.E. GUTHRIE ARCHITECT LTD. • W. J. WATSON LTD. • WASHBURN & GILLIS ASSOCIATES LTD. • DR. STUART SMITH, U.N.B. • SCALE / ECHELLE : 0 1 2 3 4 5 m. DATE : [illegible] A-6



RESTORED DRAWING ROOM

SALLE DE SÉCHAGE RESTAURÉE



RESTORED ENTRY

VESTIBULE RESTAURÉE

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OLD GOVERNMENT HOUSE FURNITURE COLLECTION

In 1824, President Ward Chipman recommended that the house of Assembly provide furniture for the arrival of LT. Governor Sir Howard Douglas.

Cabinet maker Thomas Nisbet of Saint John was contracted to supply much of the furniture.

In 1892, the disposal of the furniture was recommended since Government House had ceased to be the official residence for the LT. Governor. In 1895, a complete inventory was conducted of the furniture and other furnishings in Government House. The furniture and other articles were sold at public auction on august 18 and 19, 1897.

Many of the original pieces of furniture have been re-purchased by the Province of New Brunswick and are presently in air-conditioned storage.

COLLECTION DE MEUBLES DE L'ANCIENNE RESIDENCE DU GOUVERNEUR

En 1824, le président Ward Chipman recommandait que l'Assemblée législative fournisse des meubles pourla résidence du gouverneur avant l'arrevée du lieutenant-gouverneur Sir Howard Douglas.

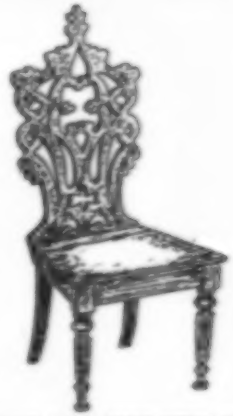
L'ébéniste Thomas Nisbet, de Saint-Jean, a été engagé pour la fabrication d'un bon nombre des meubles.

En 1892, la désaffectation des meubles a été recommandée puisque l'édifice ne servait plus comme résidence officielle du lieutenant-gouverneur. En 1895, un inventaire complet des meubles et autres mobiliers de la résidence du gouverneur a été dressé.

Le tout a été vendu aux enchères puliques les 18 et 19 aout 1897.

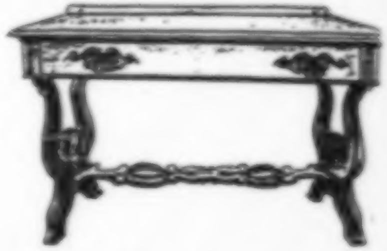
All original Government House furniture has the Government House mark G.^{t}H.N.B.

Tous les meubles originaux de la Residence du Gouverneur portent la marque G.^{t}H.N.B.



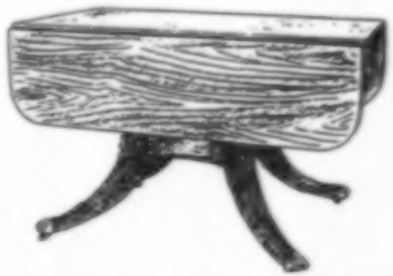
BUTTERNUT HALL CHAIR WITH LIFT SEAT - 1850

CHAISE DE COULOIR EN NOYER AVEC SIÈGE LEVANT - 1850



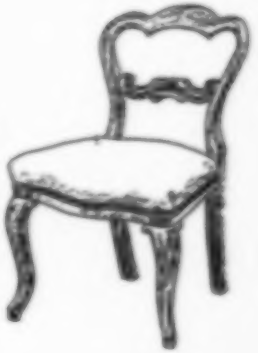
MAHOGANY MARBLE - TOPPPED DOUBLE WASHSTAND - 1860

TABLE DE TOILETTE DOUBLE EN ACAJOU AVEC DESSUS EN MARBLE - 1860



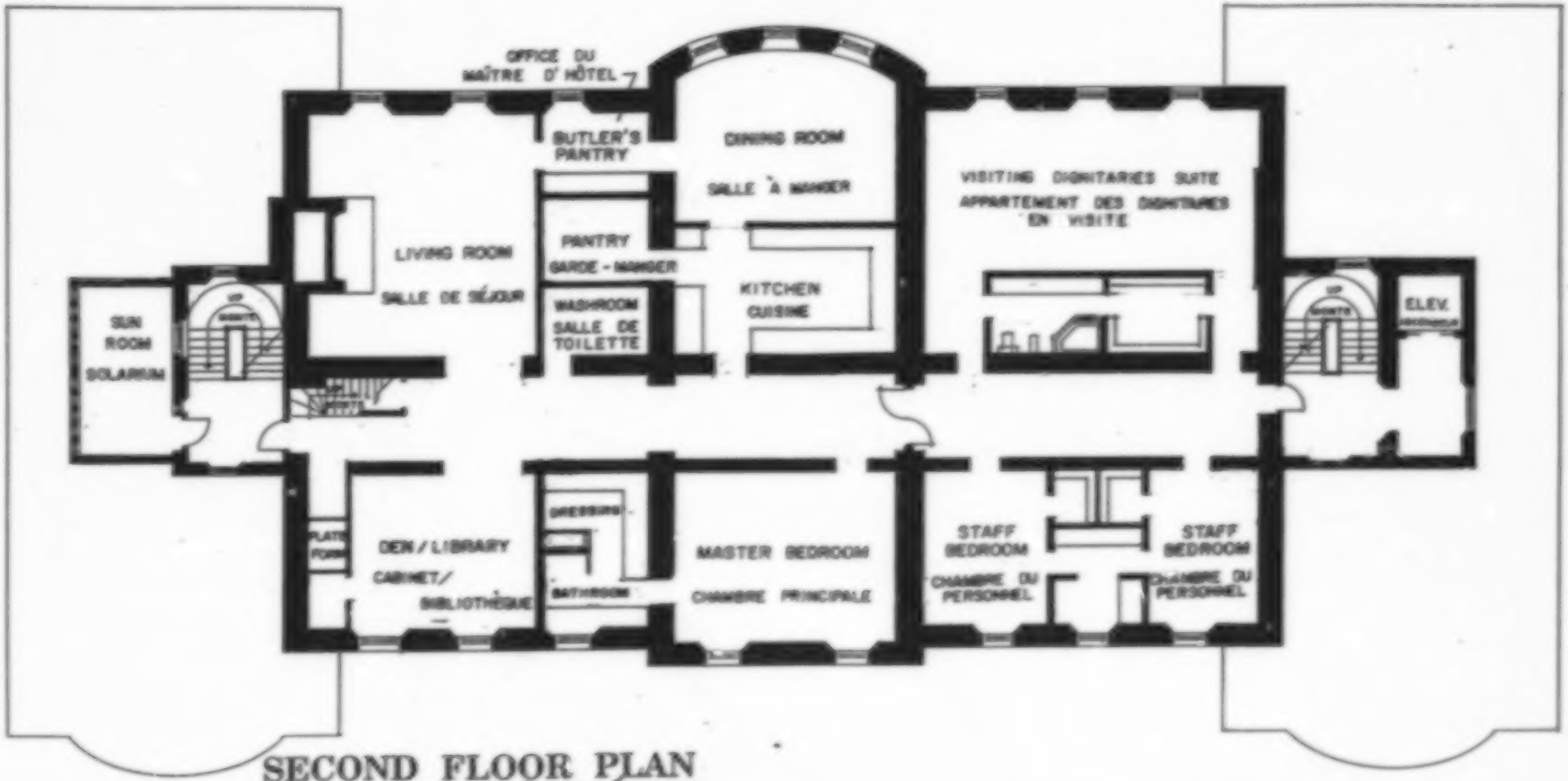
MAHOGANY REGENCY DROPLEAF TABLE - 1827

TABLE À ABATTANT EN ACAJOU STYLE REGENCY - 1827

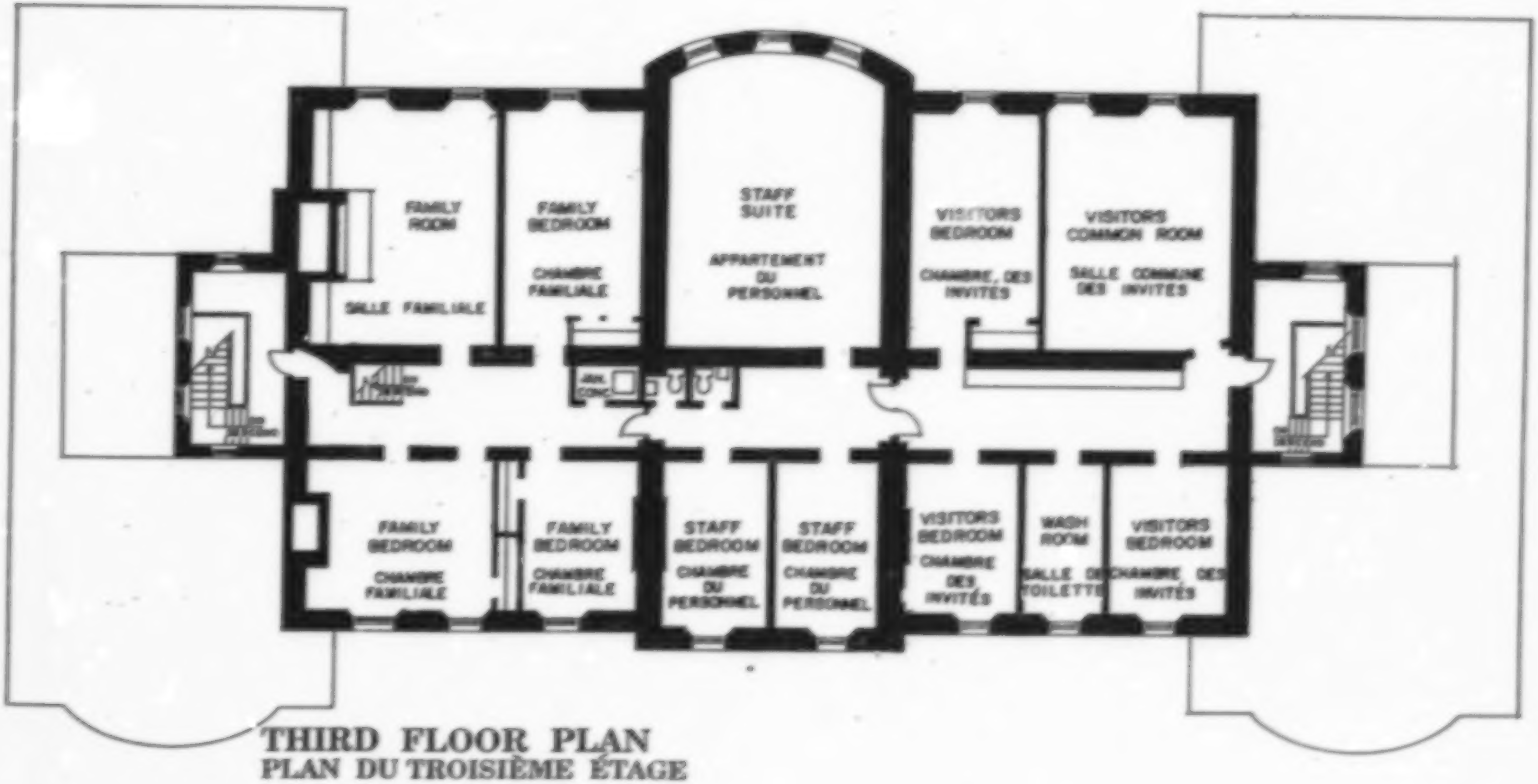


MAHOGANY SIDE CHAIR - 1860

CHAISE FOIE DE SALLE À MANGER - 1860



SECOND FLOOR PLAN
PLAN DU DEUXIÈME ÉTAGE



THIRD FLOOR PLAN
PLAN DU TROISIÈME ÉTAGE

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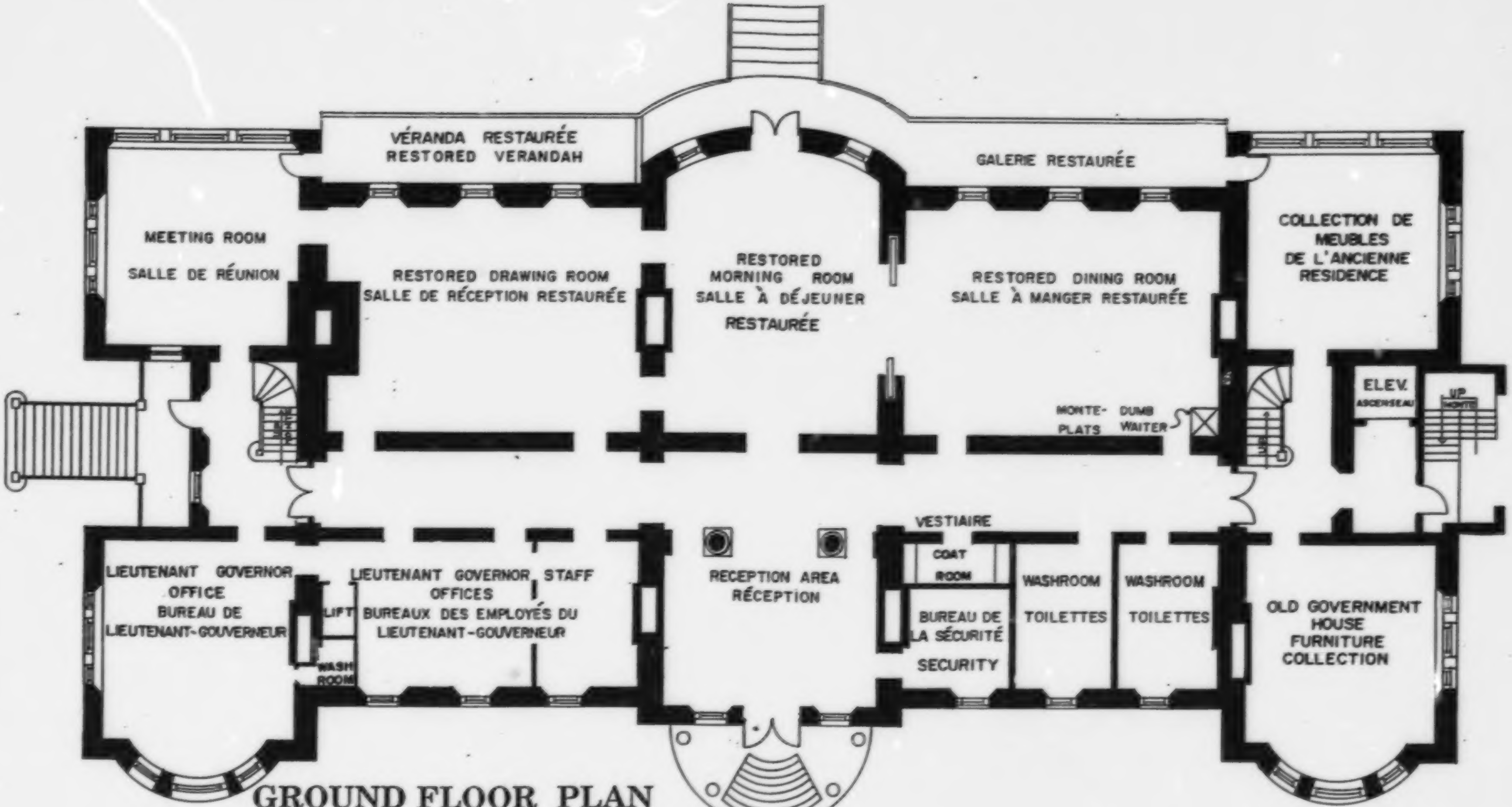

GROUND FLOOR PLAN
PLAN DU REZ-DE-CHAUSSEE

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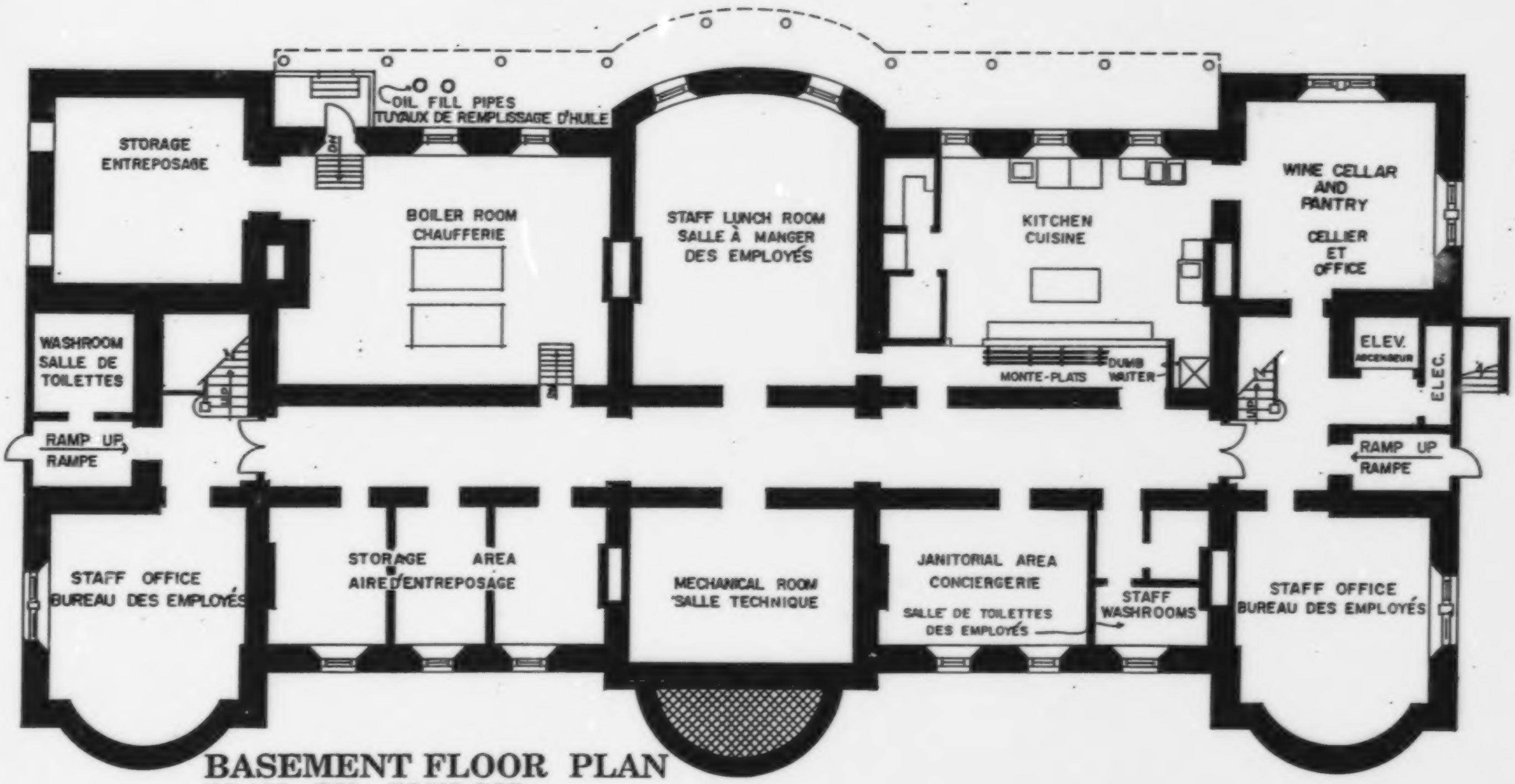

BASEMENT FLOOR PLAN
PLAN DU SOUS-SOL

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MAPS
NOT
FILMED

CARTES
OMISES